





## For Sale

### 3 Ashwell Parade, Luton, Bedfordshire, LU3 3AZ

 £170,000 for the Freehold

 636 Sq Ft / 59.08 Sq M

 Ground floor mid-terraced commercial investment property. Internally, the accommodation is arranged to provide a retail sales area to the front with ancillary accommodation/storage to the rear.

 The ground floor is currently let to a convenience store at a rental of £11,400 per annum on a 15 year lease expiring 2028. The upper floor comprises a self-contained residential maisonette which has been sold off by way of a long leasehold interest.





For further information  
please contact:

01582 957591  
9 Compton Avenue,  
Luton, LU4 9AX

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### Location

The Property is prominently situated at Ashwell Parade, Luton, within a well-established neighbourhood retail parade serving the surrounding residential catchment. The parade benefits from consistent local footfall and on-street customer parking immediately to the front. The area is well connected, with good access to Leagrave Road and nearby public transport links, including Leagrave Station, which provides direct services to London St Pancras. Nearby occupiers include a mix of independent retailers and service providers, contributing to the localised commercial appeal of the location.

### Terms & Tenure

The property is for sale freehold at a price of £170,000 exclusive.

### Accommodation

Ground Floor Retail	540 sq ft	(50.17 sq m)
Ground Floor Storage	96 sq ft	(8.92 sq m)
<b>Total</b>	<b>636 sq ft</b>	<b>(59 sq m)</b>

### Rates

Rateable Value £7,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

The EPC rating for the property is TBC.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Sean Sumbillo [sean.sumbillo@stimpsonseves.co.uk](mailto:sean.sumbillo@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)

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