

lot 52

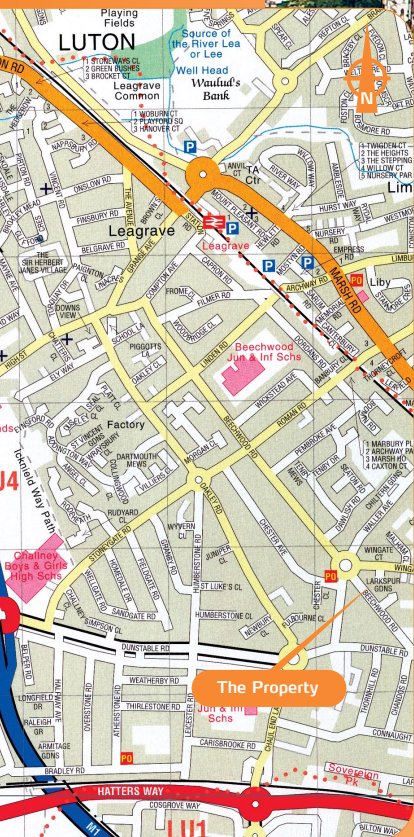
2 - 32 Beechwood Road  
Luton, Bedfordshire, LU4 8RP

To be sold with full Vacant Possession upon completion

Freehold Retail Warehouse with Vacant Possession

- Approximately 3,000 sq m (32,300 sq ft)
- Substantial site with approximately 54 car parking spaces
- Approximately 0.62 hectares (1.53 acres)

- A1 (Bulky goods) Planning Consent (1)
- Nearby occupiers include Big Yellow, PC World, DFS and Bathstore
- Six Week Completion Available
- Redevelopment Potential subject to Consents



**Location**

**Miles:** 1.5 miles from Luton town centre  
18 miles south of Milton Keynes  
33 miles north of Central London  
**Roads:** A6, A505, M1 (Junction 11)  
**Rail:** Luton Rail Station (direct to London in approximately 35 minutes)  
**Air:** Luton Airport

**Situation**

The property is located close to the junction of Dunstable Road (A505), an arterial route between Luton town centre and the M1 and Junction 11 of the M1 is approximately 0.5 miles to the west. The Hatters Way Retail Park is close by and nearby occupiers include Big Yellow, PC World, Currys, Vauxhall and Bd M.

**Description**

The property comprises of a retail warehouse on ground floor and mezzanine floor. The property benefits from a substantial site with loading facilities and parking for approximately 54 cars. The unit has a minimum eaves height of 7.49 m. The total site area is 0.62 hectares (1.53 acres) with a site coverage of approximately 32%.

**Tenure**

Freehold.

**Planning**

The property may be used as existing or may be suitable for alteration works subject to consents.  
Local Planning Authority: Luton Borough Council  
Town Hall, George Street, Luton, Bedfordshire, LU1 2BQ  
Tel: 01582 546317  
Email: developmentcontrol@luton.gov.uk

**VAT**

VAT is applicable to this lot.

**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Possession
Ground	Warehouse	1,962 sq m (21,126 sq ft)	<b>VACANT POSSESSION</b>
Mezzanine		1,038 sq m (11,174 sq ft)	
<b>Total</b>		<b>3,000 sq m (32,300 sq ft)</b>	

(1) The Seller understands that the operative planning consent for the property is that dated 15th August 1986 permitting use for the storage and wholesale and retail sale and distribution of manufactured joinery, kitchen, bedroom, bathroom and general furniture, integrated appliances, patio doors, double glazing, timber and sheet materials and ancillary products. The Seller also understands that planning permission was granted on 23rd April 1998 to further permit the sale of furniture, carpets, motor parts and accessories, cycles, cycle parts and accessories, pets and pet products, office equipment and requisites. However, the Seller gives no warranty or representation as to planning matters.

**For further details please contact:**  
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