



venture  
commercial

## Waller Avenue, Luton



Luton



Mixed Use



1313 sq.ft



Asking Price £625,000





## Executive Summary

Venture Commercial are proud to present this incredible opportunity to buy a large property comprising of a spacious ground floor retail unit and a 5 bedroom house. The property benefits from off-road parking and Class C3, E(c)(i) and E(a) use.

The ground floor retail unit measures 1,313 sq. ft (approx.) and comprises of 1,016 sq. ft (approx.) of Zone A space with tiled floors and double glazed windows to the front and side elevation of the property. The property also benefits from staff toilets and storage space to the rear and first floor of the property.

The 5-bedroom house comprises of a Kitchen and Lounge to the ground floor and 5 bedrooms to the first floor alongside a shower room and a bathroom. The property also benefits from a sizeable garden and double garage to the rear of the property.

The retail unit is currently tenanted with 9 years remaining on the lease and sees a rental income of £14,000 per annum whilst the 5-bedroom house is offered vacant with the prospect of achieving a rental income of £1,500 per calendar month (£18,000 per annum) giving a total income circa £32,000 per annum. The commercial lease also has a rent review every 4 years with the next review due later in 2023 giving an opportunity to increase the total rental income of the property.

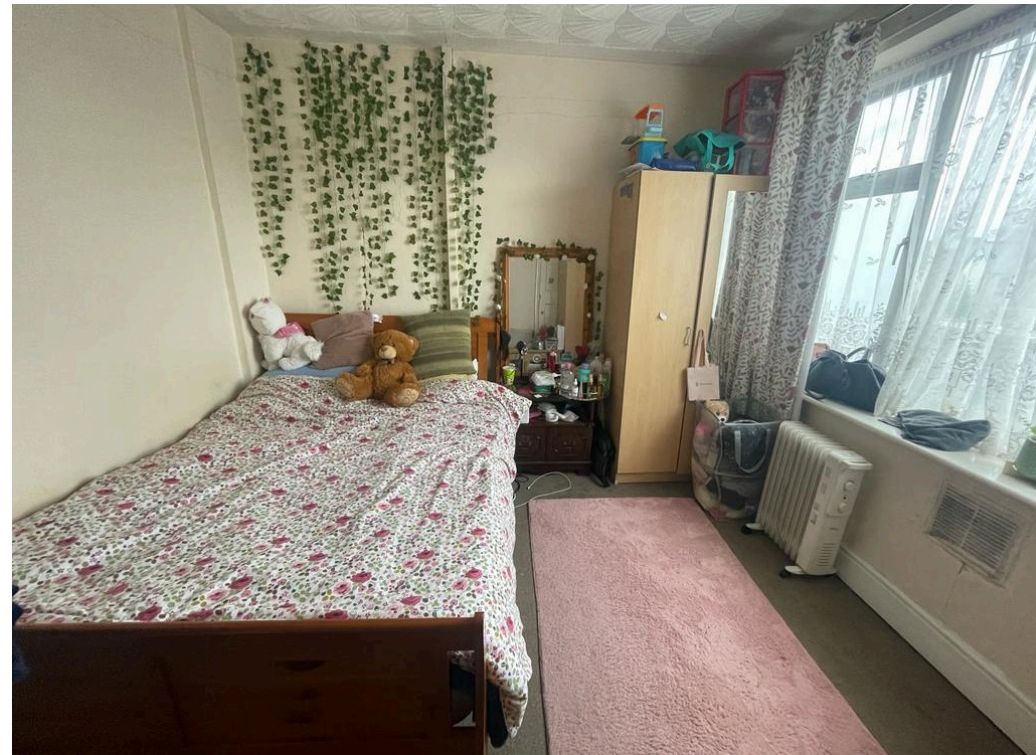
If fully tenanted, the property is likely to give a investment yield above 5%.

Contact us at Venture Commercial for more information and to arrange a viewing.



## Property Short Description

Incredible opportunity to buy a large property comprising of a spacious ground floor retail unit with tenants in situ and a 5 bedroom house. The property benefits from off-road parking and Class C3, E(c)(i) and E(a) use.





## Location

The Property is located on Leagrave and benefits from excellent road links with access to junction 11 of the M1 as well as being within walking distance to Leagrave train station with direct links to London. Located in the postal area of LU4 the Property is in close proximity to the Luton and Dunstable Hospital, local schools and amenities.



## Energy Performance Asset Rating

More energy efficient



◀ 44 This is how energy efficient the building is.

Less energy efficient

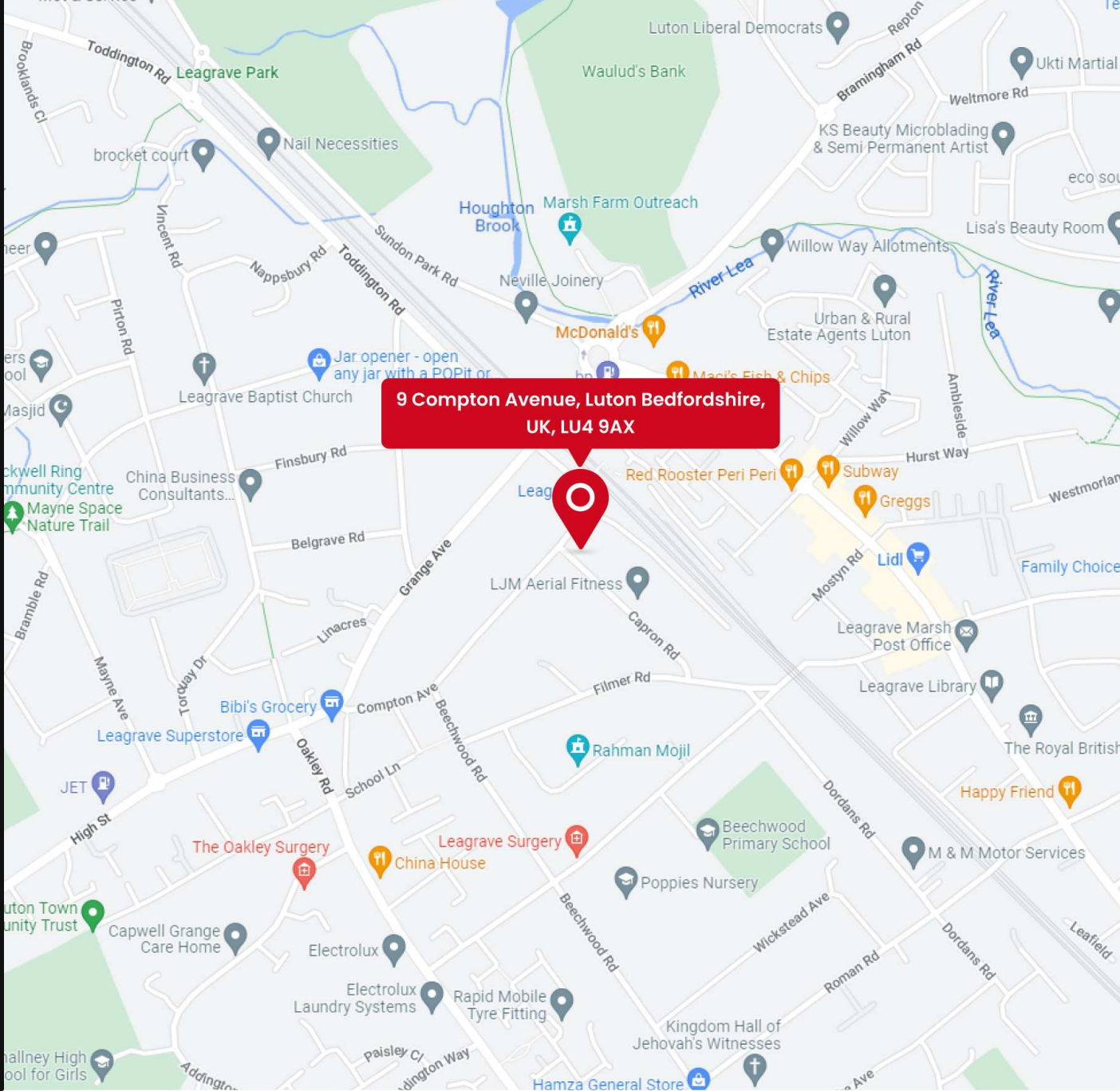


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#### Disclaimer

\*The particulars, description and measurements contained within this brochure are to be used as a guide only and do not form part of any offer or contract. Any prospective party should not rely on any representations provided and shall satisfy themselves by undertaking their own due diligence, survey and inspection. Unless otherwise stated, all figures quoted are exclusive of VAT.