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group

13 Lyneham Road, Offers Over £450,000

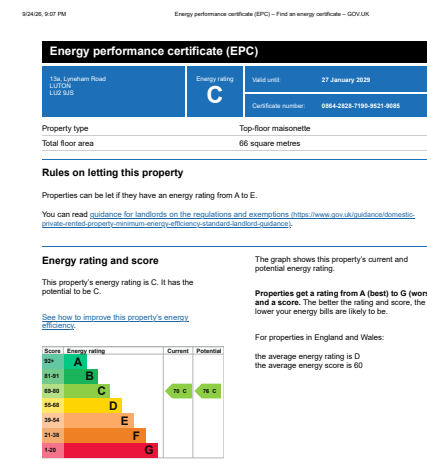
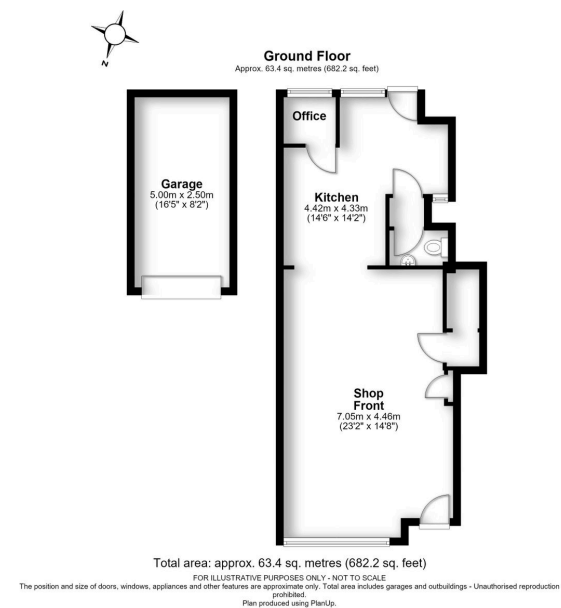
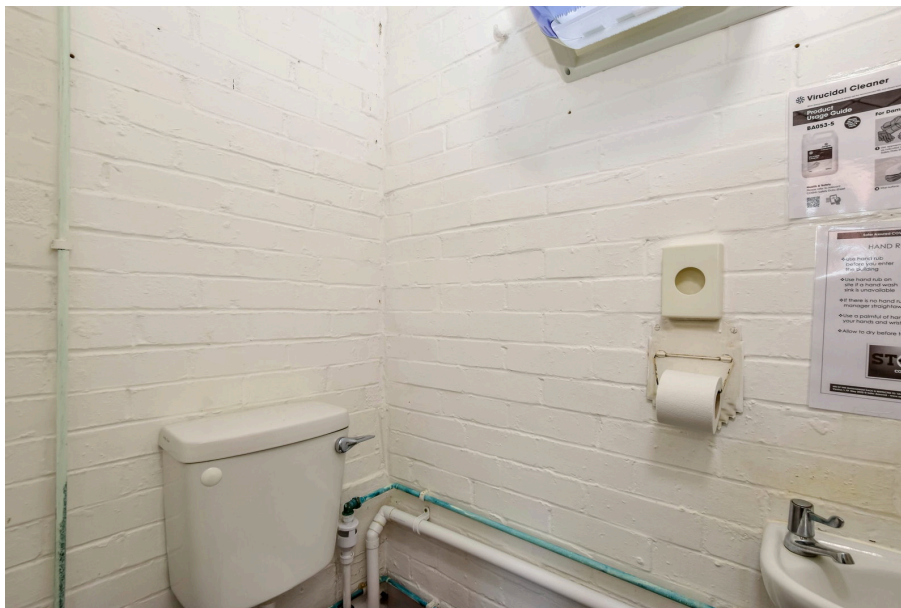
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- Mixed-use freehold investment opportunity
- Currently trading as an established bakery shop
- Residential accommodation currently producing £1,100 pcm
- Forms part of an established 12-unit commercial parade
- Approximately 1.5 miles from London Luton Airport & Luton Parkway Station
- 363 sq ft ground floor commercial unit
- 628 sq ft two-bedroom, one-bathroom flat arranged over two floors
- Land to the rear providing additional amenity and potential
- Situated within a densely populated residential catchment
- Excellent road connectivity with A505 approximately 1.8 miles and M1 Junction 10 approximately 2.5 miles



Mixed-Use Freehold Investment | Bakery Shop | 2-Bedroom Flat
| Land | £1,100 pcm Residential Income





<https://find-energy-certificate.service.gov.uk/energy-certificate/0864-2625-7195-9521-0005?print=true>

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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure