



117 Wellington Street, Luton, Bedfordshire, LU1 5AH



Not to scale. For illustrative purposes only



For Auction, Guide £76,000+

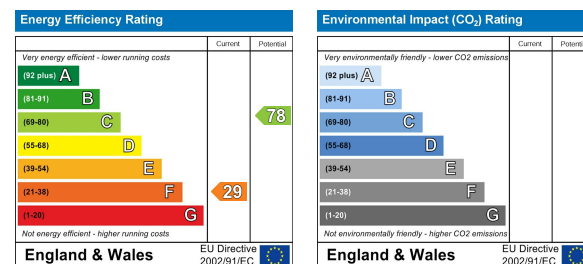
**** FOR SALE BY ONLINE AUCTION TUESDAY 12TH MAY ** GUIDE PRICE £76,000+** BIDS OPEN FOR 24 HOURS FROM 11TH MAY ** VIEWINGS BY APPOINTMENT****

**** GROUND FLOOR MAISONETTE CLOSE TO LUTON TRAIN STATION ****

This excellent-value ground floor maisonette, offered for auction, presents an ideal investment opportunity. It benefits from a long lease with approximately 106 years unexpired and offers the potential to achieve up to a 13% gross rental yield at the guide price. Requiring some updating, the property would make an ideal light refurbishment project for either resale or a medium- to long-term rental investment. The property extends to over 400 sq ft and features a modern open-plan layout. This opportunity is further enhanced by its excellent central location, strong local demand, and achievable rental values in the region of £800-£850 per month for comparable properties

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: auctionhouse.co.uk/bedsandbucks

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ACCOMODATION

ENTRANCE

With front door to

OPEN PLAN LOUNGE/KITCHEN

17'8 x 10'0



LOUNGE AREA

Dual aspect with double glazed windows, laminate flooring, open to



KITCHEN

With a range of fitted wall and base units, sink unit, space for appliances, tiled splashbacks



HALLWAY

Laminate floor, door to shower room, door to

BEDROOM

11'10 x 10'0

Double glazed window, laminate floor



SHOWER ROOM

Tiled walls, window to side, shower cubicle, sink & WC



OUTSIDE

PARKING

On street permit parking



LEASE DETAILS

With an unexpired term of 106 years. With a ground of £100 PA subject to review in 2032.

SERVICE CHARGES:

Our client has been unable to provide this information to us because they are an Asset Management Company with limited knowledge of this property. Because of this we are unable to provide figures relative to the current charges applicable to this property.

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band A Luton Council

PRICE INFORMATION

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £3000 (£2500 plus VAT)

HOW TO GET THERE

From Junction 10 of the M1 motorway take the exit onto the A1081 signposted for Luton and continue straight, following signs for the town centre. Stay on this road as it becomes New Airport Way, then London Road, heading towards central Luton, follow signs for the ring road and continue onto the A505. At the roundabout, take the exit toward the town centre, then follow signs for Wellington Street. Turn onto Wellington Street.

DOISA/0904SA