

For Sale

183 - 185 Marsh Road, Luton



£1,000,000 for the Freehold



4,098 Sq Ft / 380.7 Sq M



A prominent and fully let commercial investment property arranged over multiple floors, occupying a highly visible position on Marsh Road within an established commercial location. The Property generates a total passing rent of £78,425 per annum from a diverse mix of retail and office occupiers, offering a strong and secure income-producing investment with future asset management potential through the forthcoming rent review of Unit 2.



Current Rental Income:

Retail Unit 1 - £17,825 per annum

Retail Unit 2 - £16,800 per annum (currently under review)

Connells - £27,800 per annum plus £2,000 per annum for two parking spaces

Top Floor Accommodation - £14,000 per annum (current income – subject to changes due end of tenancy).



183 - 185 Marsh Road, Luton, Bedfordshire, LU3 2QG

Location

Situated on the established Marsh Road commercial corridor in Luton, the property benefits from a busy trading environment with a wide range of local amenities and businesses nearby. Luton town centre, Luton Railway Station, and Junction 11 of the M1 motorway are all easily accessible, providing excellent connectivity to London and the wider region.

Terms & Tenure

Freehold – Sale

Accommodation

Ground Floor Retail:	2,261 Sq. Ft.	210.05 sq. m
First Floor Offices:	1,772 Sq. Ft.	164.62 sq. m
Parking:	65 Sq. Ft.	6.04 sq. m
Total Area:	4,098 Sq. Ft.	380.7 sq. m

Rates

Rateable Value TBC . 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 E

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:



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