

Lot 13, Land East of Aldi and B&Q at Laporte Retail Park, Dallow Road, Luton, Bedfordshire LU1 1HL

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Substantial Vacant Site with Recent Planning Permission for 3,159 sq m (34,000 sq ft) B8 Trade Counter/
Industrial Warehouse

www.acuitus.co.uk

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Property Information

Substantial Vacant Site with Recent Planning Permission for 3,159 sq m (34,000 sq ft) B8 Trade Counter/ Industrial Warehouse

- Total site area of 1.40 hectares (3.46 acres) gross
- Full planning permission for the erection of B8 (industrial warehouse) together with associated access, car parking, external areas, yards and associated engineering works
- Heads of Terms agreed with Selco Trade Centre Ltd based on new 15 year lease and tenant only break option at year 10, at a commencing rent of £517,000 per annum. Draft Agreement for Lease and Lease in circulation between the parties. Selco verbally indicated a higher rent of £600,000 per annum - ongoing negotiations to be left open for a purchaser, if they desire, after completion of the Sale.
- Nearby occupiers include Aldi, B&Q, Lidl, Dreams, DFS and SCS
- Located on Laporte Retail Park, between Hatters Way Retail Park & M1 Motorway (1.5 miles)

Lot

13

Auction

15th December 2022

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

Location

Miles

18 miles south of Bedford, 19 miles south-east of Milton Keynes and 29 miles north of Central London

Roads

A6, A505, M1 (J11)

Rail

Luton Railway Station

Air

London Luton Airport (3 miles)

Situation

The property is situated on Dallow Road and close to Hatters Way in a mixed-use area on Laporte Retail Park & close to Hatters Way Retail Park. Nearby occupiers include Aldi, B&Q, Lidl, Dreams, DFS & SCS.

Tenure

Freehold.

Description

The property comprises a development site with a site area of approximately 1.40 hectares (3.46 acres) gross.

VAT

VAT is applicable to this lot.

Planning

Full planning permission was granted on 8th November 2022 for the erection of a commercial unit comprising 3,159 sq m (34,000 sq ft) of B8 (warehouse) together with associated access, car parking, external areas, yards and associated engineering works. Application number: 22/00141/FUL. All enquiries should be made to Luton Borough Council (www.luton.gov.uk - t: 01582 546 000)

Completion Period

8 week completion - please see Special Conditions of Sale.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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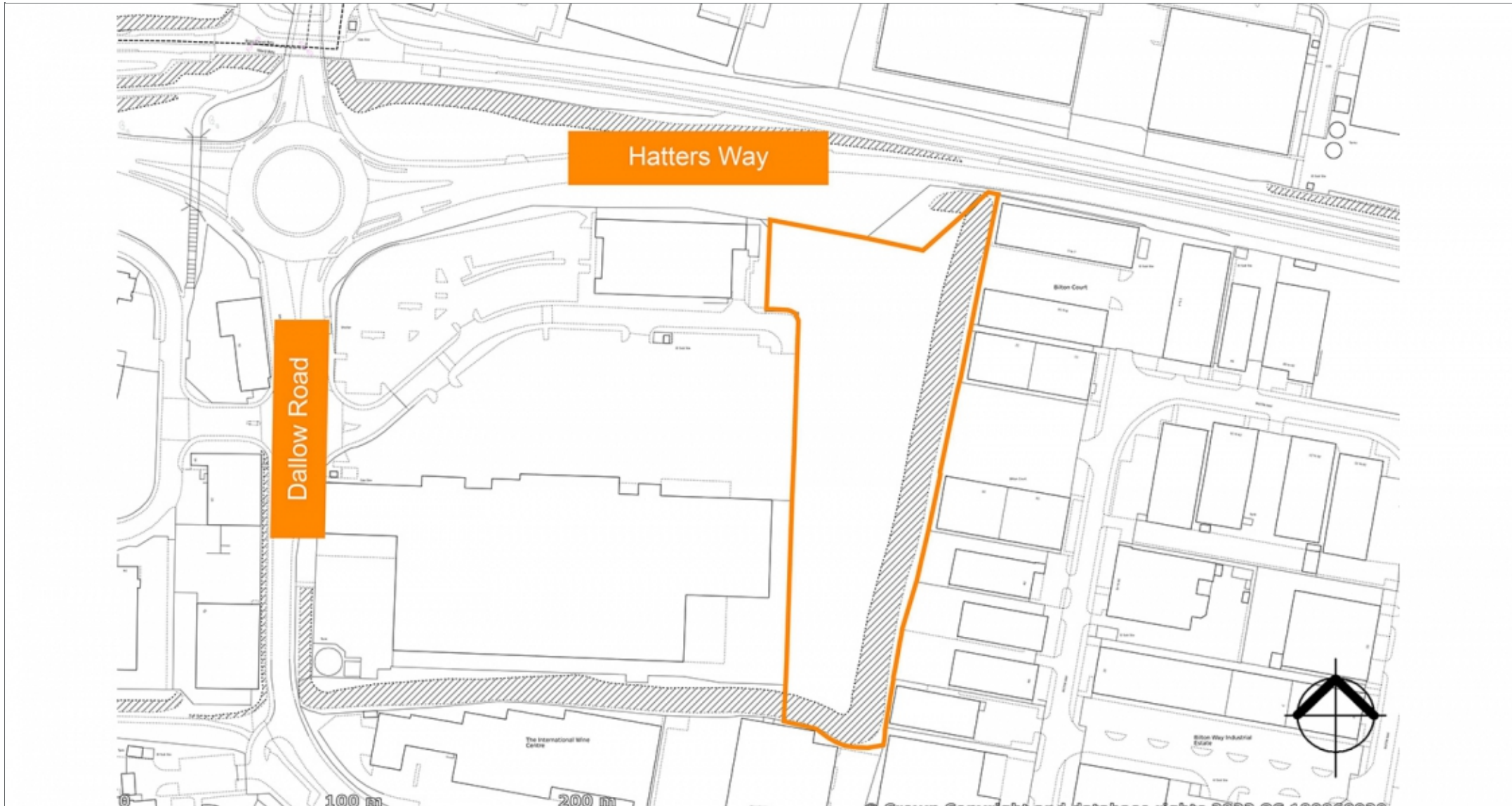


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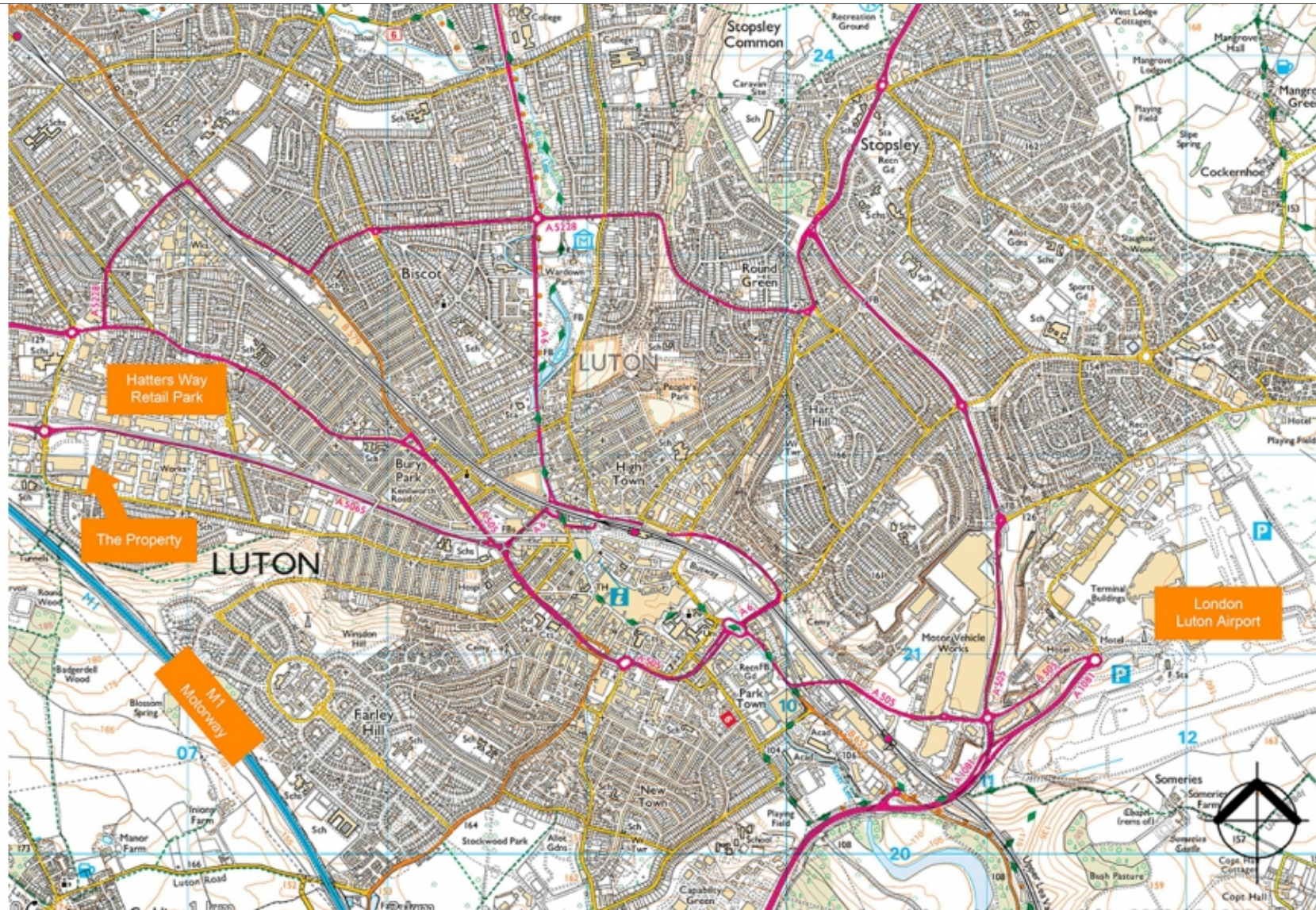


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September 2020

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