



*Photograph taken September 2009*

**CRADOCK LANE, LUTON, LU4 0DN**

**LEASEHOLD**

**CAR DEALERSHIP PREMISES**

**Location**

- The property is situated 3 miles east of the town centre fronting A5065 Skimpot Road.
- It is prominently located opposite Tesco supermarket and next to Mecca Bingo and Fitness First in a predominantly commercial area.

**Description**

- The property provides accommodation over 3 floors and comprises showroom, workshop and offices with ancillary accommodation.

**Planning**

- We believe that the premises have the appropriate planning consent for the existing use.

**Rateable Value**

- £160,000 effective from 20th June 2005

**Terms**

- The property is held on a 25 year lease from 29th September 1999 with 5 yearly rent reviews, and is available by way of an assignment or subletting. The passing rent of £223,250 per annum is due for review on 29th September 2009. This is subject to a minimum uplift to £262,818 per annum.

**Viewing**

- The property can be initially viewed adequately from the adjoining roads.

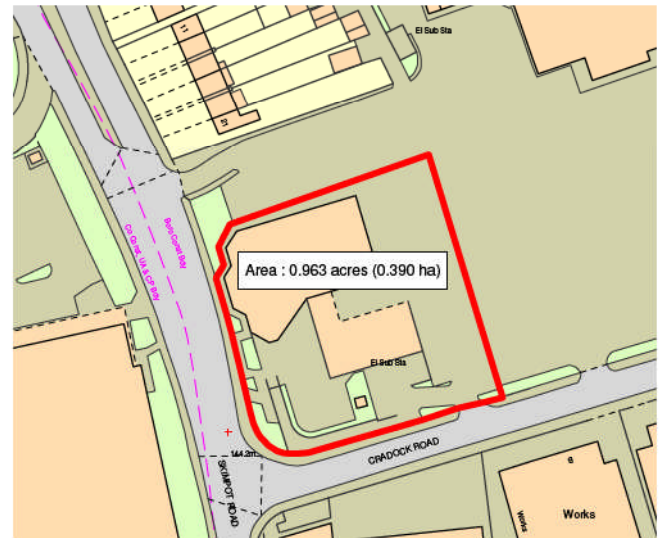
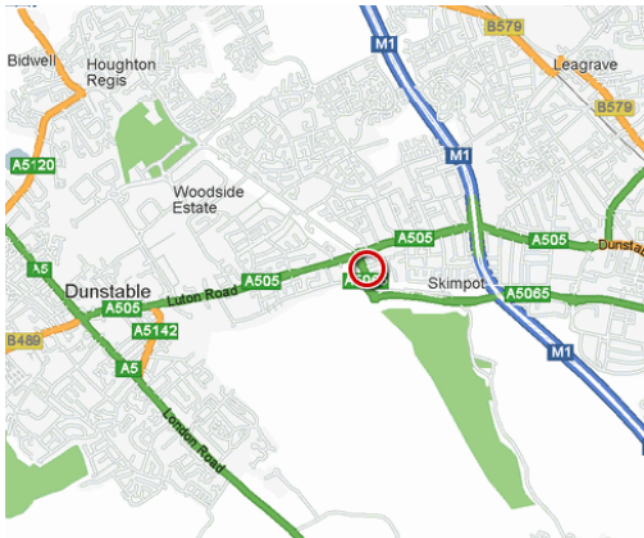
**Accommodation**

The property comprises the following approximate gross

internal areas:-

	Sq M	Sq Ft
Showroom	341.58	3,677
Offices	38.41	413
Ancillary	27.37	295
Lower ground floor		
Workshop	432.89	4,660
Workshop offices	60.12	647
Offices	92.96	1,001
Parts	117.73	1,267
MOT viewing	3.86	42
Wash Bay	71.30	767
Valet Bay	39.08	421
Canteen	45.75	492
Ancillary	133.95	1,442
Electric/Comms room	7.69	83
<b>First Floor</b>		
Offices	76.92	828
Ancillary	11.49	124
Kitchen	1.92	21
Plant Room	28.44	306
<b>TOTAL GIA</b>	<b>1531.45</b>	<b>16,484</b>
Car display	30	
General parking	57	
Compound parking	31	
<b>SITE AREA</b>	<b>0.96 acres</b>	<b>0.39 hectares</b>

*Subject To Contract – September 2009*



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