

CAPITAL & ASSET MANAGEMENT DIVISION

FOR SALE

Former Elderly Persons Day Centre

Hockwell Ring Day Centre, Luton LU4 9NG
Offers Invited



Misrepresentation Act. Luton Borough Council as vendors of the property give notice that these particulars are set out as a general guide only and does not constitute an offer or contract. All details are given in good faith and believed to be correct, however intending purchasers should not rely on them as statements or representations of facts and must satisfy themselves as to the correctness of each of them.

Value Added Tax: All figures quoted are exclusive of VAT. Value Added Tax may be payable on the rent or other charges and payments. Intending lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.

LOCATION

The premises are located in the predominantly residential area of Hockwell Ring and lie to the north west of Luton town centre. Luton is a commercial and retail centre and benefits from excellent communications links with access to the M1, mainline railway services and London Luton Airport.

DESCRIPTION

A detached single storey brick built building under a flat roof with metal-framed and uPVC windows, which was formerly used as a Day Centre for elderly persons. The property benefits from 6 marked surfaced car parking spaces located to the side and rear. The building occupies a prominent roadside position in a residential area of Hockwell Ring and is within close proximity of the local shopping parade.

ACCOMMODATION

Entrance Lobby (7.5m x 3.23m {maximum} approx.)

Day Lounge (15.5m x 7.3m approx.)

Carpeted, strip lighting, shelving, curtains and vertical blinds to windows, in-built storage cupboards. Wall-mounted radiators. Concertina doors enable the room to be divided into two separate areas.

Kitchen (3.9 x 4.0m approx.)

Single drainer stainless steel sink unit, serving hatch, uPVC back door and window.

Office (4.0m x 3.6m approx.)

Carpeted, wall-mounted radiator, curtains to window.

Store (3.0m x 1.9m approx.)

Shelving.

WCs:

Gents WCs – including disabled access WC.

Ladies WCs – including disabled access WC.

PLANNING

The premises were formerly used as a Day Centre for Elderly People. Proposed alternative uses may be subject to planning consent. Planning queries should be directed to Luton Borough Council Planning Department (Tel: 01582 546000).

SERVICES

It is understood mains services are available to the property. We have not tested these installations and provide no warranties as to their condition or capacity.

VIEWING

Please contact David Alexander, Capital and Asset Management Division, Luton Borough Council, Apex House, 30-34 Upper George Street, Luton LU1 2RD.

Tel: 01582 546571.