

To Let

**29 John Street, Luton,
Bedfordshire, LU1 2JE**



£12,000 per annum



319 Sq Ft / 29.64 Sq M



The property comprises a prominent ground floor commercial unit within Luton town centre, falling within Use Class E. The premises offer flexible accommodation with a glazed frontage providing excellent visibility and natural light.



The adaptable layout is suitable for a variety of retail, office and professional uses. Benefiting from a prominent town centre position and strong pedestrian footfall, the property is ideal for a range of commercial occupiers.





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Location

The property occupies a prominent position on Dunstable Road (A505), benefiting from excellent access to Luton Town Centre, Luton Railway Station and Junction 11 of the M1 motorway. The surrounding area comprises a mix of residential and commercial occupiers, ensuring strong passing traffic and excellent connectivity.

Terms & Tenure

Available on a new lease for a term to be agreed, subject to contract, at a rental of £12,000 per annum exclusive.

Accommodation

Ground floor retail unit: 319 sq ft (29.64 sq m)

Rates

Rateable Value £6,400. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

**For further information
please contact:**

01582 957591

**9 Compton Avenue,
Luton, LU4 9AX**

EPC

The EPC rating for the property is TBC.

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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