



Retail



Luton



2,074.4 Sq Ft



£90,000 Per Annum

- ▶ Prime Location
- ▶ Close Proximity to Luton Train Station and the University of Bedfordshire
- ▶ Less than 15 minutes drive from London Luton Airport
- ▶ High Footfall Area



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RETAIL UNIT TO LET

UNIT 2 4 AND 6, NEW BEDFORD ROAD, LUTON, LU1 1SA

3 retail units to let as one in the prime location of Luton Town Centre, just a stone's throw away from Luton Train Station and the University of Bedfordshire.



DESCRIPTION

Venture Commercial are pleased to present this incredible ground floor retail unit located within the popular area of Luton Town Centre.

The property is located within 15 minutes of London Luton Airport and a stone's throw away from Luton Train Station and the University of Bedfordshire. With great transport links via Luton Train Station and London Luton Airport, this area sees a high footfall and sees customers from London, all over Luton, students from the local university and occasionally you may get international customers.

This sizeable retail unit was previously used as a bank and benefits from the ability to be used as 3 separate units which would be perfect for any business with Class E (A1/A2) use, such as a hairdressers/ barbershops, beauty salons etc.

Contact us at Venture Commercial now for more information or to arrange a viewing.

LOCATION

This property is located in the prime area of Luton Town Centre in close Proximity to Luton Train Station providing direct links to and from Central London in under 40 minutes. The area is known to have a high footfall and is a stone's throw away from the University of Bedfordshire proving a student clientele as well as the local clientele. The property is also located less than 15 minutes drive from London Luton Airport.



VAT

Applicable

VIEWING

Strictly via agents.

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OUR OFFICE

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