

To Let

9 High Town Road, Luton, Beds, LU2 0BW



£18,000 Per Annum



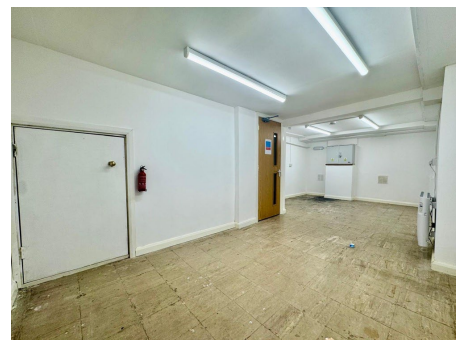
653 Sq Ft / 60.6 Sq M



Ground floor retail unit and basement, with Class E use, with the property features a spacious open-plan shop floor/office, a newly fitted kitchenette, and a disabled-accessible WC, providing convenience and comfort for both customers and employees.



With approximately 316 sq ft of versatile retail space on the ground floor and a refurbished basement of around 262.7 sq ft, there is ample room for your business to thrive.



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Location

Ideally suited for a retail shop or professional office seeking a prominent location with high foot traffic, this property is strategically located just a stone's throw away from Luton main train station, offering easy access to central London in just 35 minutes. Additionally, being in close proximity to Luton Town Centre means you'll have access to a wide range of shops and amenities.

Terms & Tenure

The premises are to be let by way of a new lease on terms to be agreed at a rental of £18,000 per annum exclusive.

Accommodation

Ground Floor	391 sq ft	36.3 sq m
Basement	262 sq ft	24.3 sq m
Total	653 sq ft	60.6 sq m

EPC

The EPC rating for the property is TBC.

Rates

Rateable Value £8,300. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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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