





To Let

44 High Town Road, Luton, Bedfordshire, LU2 0DE

 £22,000 Per Annum

 820 Sq Ft / 76.18 Sq M

 The ground floor commercial unit is a Class E space, previously operated as a grocery store, and is in good condition.

 The unit measures approximately 820 sq ft and includes side access from the street to the rear of the property.





For further information
please contact:

01582 957591

9 Compton Avenue,
Luton, LU4 9AX

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Location

The property is located in the High Town area of Luton which is densely populated and is a popular commercial/residential and business hub within close proximity to Luton town centre and Luton train station providing access to Central London within 40 minutes.

Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £22,000 per annum exclusive.

Accommodation

Ground Floor 820 sq ft 76 sq m

EPC

The EPC rating for the property is 50 - Band B.

Rates

Rateable Value £6,200. 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:

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk



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