

To Let

**11a Upper George Street, Luton,
Bedfordshire, LU1 2RD**

 £20,000 per annum

 532 Sq Ft / 49.42 Sq M

 The property comprises a prominently positioned ground floor retail unit, providing well-presented commercial accommodation suitable for a variety of retail, showroom, office and professional uses under Use Class E. The property benefits from a prominent glazed frontage offering excellent visibility and natural light, together with an open-plan sales area and ancillary accommodation.

 Its highly prominent position ensures strong pedestrian footfall and excellent exposure to passing traffic.





For further information
please contact:

01582 957591

9 Compton Avenue,
Luton, LU4 9AX

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Location

The property is prominently situated on Upper George Street in the heart of Luton town centre, benefiting from high levels of pedestrian and vehicular traffic. It is within walking distance of The Mall Luton, Luton railway station and a wide range of retail, leisure and public amenities. The property also enjoys excellent road connectivity via the M1 (Junctions 10 & 11) and convenient access to London Luton Airport, making it a well-connected commercial location.

Terms & Tenure

The premises are available to let on new terms at a rental of £20,000 per annum exclusive.

Accommodation

Retail Premises: 532 sq ft (49.42 sq m)

Rates

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

EPC

The EPC rating for the property is B.

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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