



King House, 17 King Street, Luton, LU1 2DW

Town Centre Retail Unit

Summary

Tenure	To Let
Available Size	1,553 sq ft / 144.28 sq m
Rent	£29,500 per annum
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Security Shutter
- Pavement-Lined
- Class E (but restaurant use not permitted)

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Location

The property occupies a pavement-lined and mid-terrace position on King Street, which is located within Luton town centre between George Street and Stuart Street (A505). All town centre amenities are within walking distance including: Luton Point (shopping centre), Bedfordshire University, Luton Mainline train station, retail premises, food and beverage premises, banks, pubs, bars, etc.

Description

The property is built over ground floor and mezzanine level, with external security shutters.

- Ground floor 934 sqft (86.74 m2) including single w/c.
- Mezzanine floor 619 sqft (57.54 m2) including kitchenette.

Please note that there is a restrictive covenant on the property which does not permit food use.

Terms

Available upon a new lease for a term to be agreed at a commencing rental of £29,500 per annum exclusive.

Rateable Value

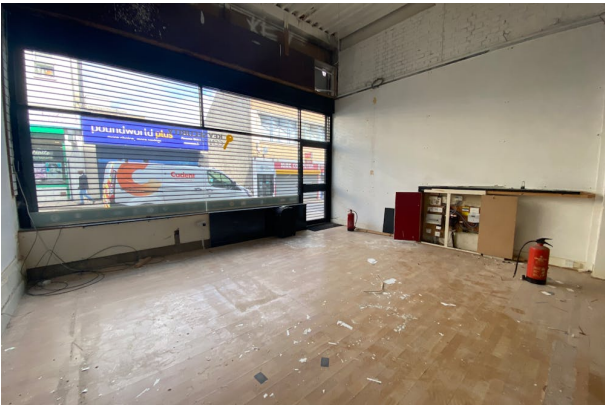
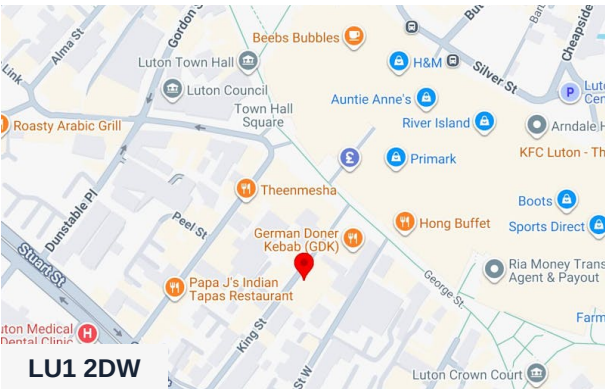
The rateable value is £19,000 (please note this is not rates payable).

VAT

All costs are subject to VAT at the appropriate rate if applicable.

Legal Costs

Each party to bear its own costs incurred.



Viewing & Further Information



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