

TO LET



15 Manchester Street
Luton
Bedfordshire,
LU1 2BQ

- Fully fitted commercial kitchen
- Ample ancillary/storage space
- Internal Seating

Location

Located on Manchester Street, Luton, a highly prominent part of the town centre, opposite the Luton Mall and Galaxy Leisure centre, with other nearby occupiers including, JD Wetherspoon, Costa Coffee, Nationwide, Nandos.

Description

A highly prominent restaurant/takeaway unit, that benefits from a commercial kitchen, prep area, ample amounts of storage and ancillary space, as well as seating area. The premises is available by way of assignment on an existing lease commencing on August 2021, and due to expire in July 2036.

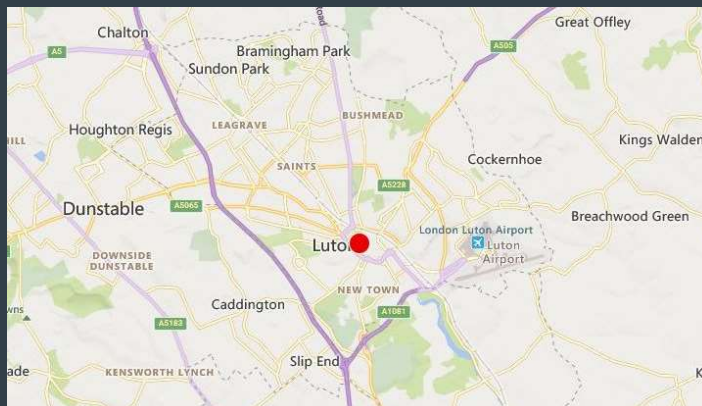
Terms

Available by way of assignment of the existing lease at a passing rent of £55,000 per annum exclusive.

VAT: Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

EPC

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Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. Ft	Sq. M
Retail	594	55
GF Ancillary	407	38
Basement	625	58
Total	1626	151

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

From enquiries we understand the Rateable Value as of 1st April 2023 to be £39,500 giving a rates payable in the order of £19,710 per annum.

Interested parties are advised to contact the relevant local authority

Viewings

For further details please contact the sole agents:

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