





To Let

41-43 Wellington Street, Luton, LU1 2QH

 £50,000 Per Annum / Premium: £90,000

 2,532 Sq Ft / 235.16 sq m

 The opportunity comprises a prominent ground floor commercial unit arranged and fitted as a restaurant, available by way of a business sale with the benefit of a reassignment of the existing lease. The premises provide customer dining areas, a commercial kitchen, and ancillary storage and staff facilities, and are configured to support immediate occupation and continued restaurant use.

 Occupying a central Luton town centre position on Wellington Street, the property benefits from strong pedestrian footfall and excellent visibility, surrounded by a mix of established retail and leisure occupiers. The location offers convenient access to the Mall in Luton, public transport links, and nearby car parking, making it a highly accessible trading location.



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Location

The property is located in Luton town centre within a well-established commercial area. The surrounding area benefits from a mix of retail, leisure and office occupiers, with strong pedestrian footfall. Excellent transport links are available nearby, including Luton railway station, easy access to the M1 motorway, and close proximity to London Luton Airport.

Terms & Tenure

The business is offered for sale in conjunction with the lease of the property. Lease terms are available on application.

Accommodation

Ground Floor:	2,205 Sq. ft
Basement:	327 Sq. ft
Total Area:	2,532 Sq Ft / 235.16 Sq M

Rates

Rateable Value £24,000 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

For further information
please contact:

01582 957591
9 Compton Avenue,
Luton, LU4 9AX

EPC

The EPC rating for the property is D

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

Tel: 015 8295 7591 | **M:** 079 5523 1668



Joanne McGirl

joanne.mcgirl@stimpsonseves.co.uk

Tel: 012 3434 1311