

## For Sale

### Unit 5 New Bedford Road, Luton, LU1 1SA

-  £900,000 for the long leasehold interest
-  3,132 Sq Ft / 290.96 Sq M
-  A fantastic opportunity to acquire the long leasehold (995 years). The property benefits from Class E Use, making it suitable for a variety of uses, including retail, hospitality, and professional services. Previously operated as a Turkish restaurant/takeaway.
-  The property spans two floors, boasting an open-plan design with a spacious seating area. The ground floor features a front show kitchen with an open grill counter, while the rear kitchen is fully equipped with high-quality catering equipment, fixtures and fittings included in the sale.



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### Location

This property enjoys a prime location on New Bedford Road in Luton. Situated just a short distance from The Mall, a thriving shopping destination offering a wide array of retail, dining, and entertainment options, benefits from high footfall and excellent exposure. With convenient access to the M1 motorway and train station with fast links to London St Pancras International in under 40 minutes. Additionally, its proximity to London Luton Airport enhances its appeal for businesses requiring international connectivity. Surrounded by an array of shops, cafés, and businesses, the property is in close proximity to popular establishments like Wetherspoon, Pure Gym, and Cineworld further enhances its appeal, making it a highly attractive location for entrepreneurial ventures.

### Terms & Tenure

Available for sale for the long leasehold interest, 995 years remaining, at a figure of £900,000 exclusive. Service charges are applicable, reflecting the premium amenities and maintenance of the property's prime location.

### Accommodation

3,132 sq ft                      290.9 sq m

### Rates

Rateable Value £23,750. 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 E for ground and C3 for First Floor.

### 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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