

To Let

Market Hall, Unit 14, The Mall, Luton, Beds, LU1 2TA

 On Application

 400 - 800 Sq Ft / 74.32 Sq M

 A well-positioned retail premises situated within the established Market Hall at The Mall, Luton, benefiting from strong pedestrian footfall and a vibrant indoor trading environment. The Property occupies a prominent unit within one of Luton's principal retail destinations and is suitable for a variety of retail and service-based occupiers.

 The accommodation falls within Use Class E, permitting a range of commercial uses including retail, café, office and professional services, subject to the necessary consents. The Property presents an attractive opportunity for owner-occupiers and investors seeking a town centre commercial asset.



Market Hall, 14 The Mall, Luton, Bedfordshire, LU1 2TA

Location

Situated within The Mall, Luton, the Property enjoys a prime town centre location with excellent pedestrian footfall and close proximity to a wide range of retailers and amenities. Luton Railway Station is within walking distance, while the M1 Motorway and London Luton Airport provide excellent regional and national connectivity.

Terms & Tenure

The Property is available subject to the existing lease terms and conditions.

Accommodation

Total Area between 400 to 800 Sq. Ft.

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 TBC

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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