

Upper Floor Leisure Premises

Regional House, 28-34 Chapel Street, Luton, Bedfordshire, LU1 2SE

TO LET

From 2,198 SqFt (204.41 m²)



LOCATION

The property has a prominent position on Chapel Street and is visible from the Stuart Street flyover. Chapel Street is located within Luton town centre and is favoured by food/beverage operators.

DESCRIPTION

Arranged over four floors and a roof terrace with various leisure operators already in occupation.

TERMS

Floor	Suite	SqFt	M ²	Status & Rent
First Floor	Arlesey Suite			Let
Second Floor	Chalgrave Suite			Let
Second Floor	Henlow Suite	2,198	204.41	Available £24,500 per annum exclusive
Second Floor	Roof Top Terrace			Let
Third Floor	Kensworth Suite			Let
Fourth Floor	Somerles Suite			Let

RATEABLE VALUE

The Rateable Value for Henlow Suite is to be confirmed.
Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

We are advised that VAT is not applicable.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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