

SHOP AND LARGE STORE

211 High Town Road, Luton, Bedfordshire, LU2 0BZ

TO LET

980 sq ft (91m²)



KEY FEATURES

Retail

- Floor to ceiling 2.33m
- Security shutter (electronically operated)
- Suspended ceiling/LED lights

- Air conditioning
- Timber shop front
- 3 phase electric

Cellar

- Floor to ceiling 2.45m
- Lighting

Rear Store

- Floor to ceiling 2.33m
- Single W/C

LOCATION

The High Town suburb of Luton forms the oldest part of the town outside of the town centre. It is created by a mix of commercial and residential premises.

DESCRIPTION

The subject property is mid terraced and benefits from not only a large store to the rear but also a forecourt display area.

Component	SqFt	M ²
Retail	322.71	29.98
Cellar	141.03	13.10
Rear Store	516.45	47.97

TERMS

Available upon a new full repairing and insuring lease for a term to be agreed at a commencing rental of £12,995 per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is £5,500 (please note this is not rates payable).

Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIEWING

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



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