

Lock Up Retail Premises

TO LET

24-25 Sundon Park Parade, Sundon Park Road, Luton,
Bedfordshire, LU3 3BJ

226 - 1,108 SqFt (20.99 - 102.93 m²)



LOCATION

Sundon Park Parade forms a retail parade in a mixed commercial and residential area. Within the vicinity are a mixture of local, regional and national operators.

DESCRIPTION

24-25 Sundon Park Road was previously occupied by a pharmacy and has recently been sub-divided into four self-contained retail units. Each unit has been refurbished to a white box condition. The premises benefit from:

- Large shop frontages
- Whitewashed walls
- Screeded floor
- Security alarm
- Suspended ceiling
- LED lighting
- Single w/c

TERMS

Available upon a new Internal Repairing & Insuring Lease for a term to be agreed.

- **Shop 1** - £18,810 per annum exclusive.
- **Shop 2** - £18,180 per annum exclusive.
- **Shop 3** – **LET.**
- **Shop 4** – **LET.**

RATEABLE VALUE

The Business Rates for each Unit is yet to be assessed.
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 letting agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



Tel: (Luton 01582 401 221) (Hitchin 01462 542 760) **Email:** admin@srwood.co.uk **Website:** www.srwood.co.uk
Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

All statements contained within these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has authority to make or give representation or warranty whatsoever in relation to this property.