

## Town Centre Restaurant Premises

36 Guildford Street, Luton, Bedfordshire, LU1 2NR

**TO LET**

1,000 SqFt (92.87 m<sup>2</sup>)



### LOCATION

The premises are prominently positioned within The Hat District of Luton town centre, having excellent connectivity to Luton Point (The Mall), Luton Mainline Train Station, both multi-storey car parks, the proposed new LTFC stadium and all other town centre amenities.

### DESCRIPTION

Having traded as an Italian restaurant for decades, the premises are currently being refurbished. The ground floor comprises a seating area, twin WC and rear store. The basement comprises the kitchen, staff WC and has a floor to ceiling height of 2.30m.

Component	SqFt	M <sup>2</sup>
Ground floor	484	44.97
Basement	516	47.89
<b>NIA</b>	<b>1,000</b>	<b>92.87</b>

### TERMS

Available upon a new effective Full Repairing & Insuring Lease for a term to be agreed at a commencing rent of **£25,500** per annum exclusive.

## RATEABLE VALUE

The Rateable Value for the subject property is £8,800 (please note this is not rates payable). Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## LEGAL COSTS

Each party to bear their own legal and professional costs.

## VAT

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](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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