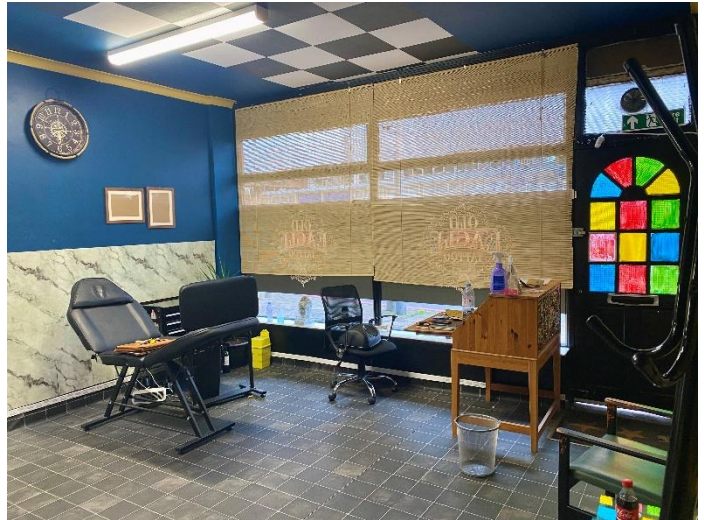


Lock Up Town Centre Retail Unit

Victoria Villas, 14 Dunstable Road, Luton, Bedfordshire, LU1 1DY

TO LET

316 SqFt (29.35 m²)



LOCATION

Victoria Villas forms a pavement-lined retail parade with residential premises above. It is located within Luton town centre, overlooking the inner ring road (Dunstable Road/A505). Neighbouring occupiers include a chemist, barbershop, newsagents and drycleaners.

DESCRIPTION

The subject property is arranged over ground floor and basement. It benefits from an open plan sales area, single WC, access to the rear and 1x parking space.

TERMS

Available upon a new effective Full Repairing & Insuring lease for a term to be agreed at **£14,995** per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is £7,600 (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

We are verbally advised that VAT is not currently 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

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