

6-8

Park Street

*Substantial Upper
Floor Space*

TO LET

6-8 Park Street, Luton,
Bedfordshire, LU1 3EP

S.R. Wood & Son

Est.1981

01582 401 221

www.srwood.co.uk





Key Features

- Located in Luton town centre.
- Proximity to all town centre amenities.
- Large open plan space.
- Attractive rent and flexible terms.
- Class E - other uses considered (STPP)

Accommodation

Floor	SqFt	M2
First Floor	5,812	539.95
Second Floor	2,799	260.03
NIA	8,611	799.98

Location

Luton is one of the largest towns in the UK without City Status. The town has exceptional connectivity, benefitting from an international airport and 3 train stations with high speed services to London St Pancras. Furthermore, the town is served by various arterial routes, notably the M1 (J10, J11 and J11a), the A505 and the A6.

The subject property is prominently positioned on Park Street within the pedestrianised part of Luton town centre, just off George Street. All town centre amenities are within proximity.

Description

The property is arranged over ground, first and second floor, comprising a public house on the ground and a former gym (now vacant) at first and second floors. The vacant upper floors are predominantly open plan and benefit from solid floors, suspended ceiling, LED lighting, w/c facilities, changing room, a central stairwell, a fire exit stairwell and ground floor access onto Park Street. The property was used most recently as a gym but could potentially be used for other purposes such as a showroom, church, education, leisure, bar, restaurant or an office (STPP).

First floor ceiling height = 11ft (3.35m)

Second floor ceiling height = 10ft (3.10m)

Terms

The property is available upon a new lease for **£45,000** per annum exclusive.

Rateable Value

The rateable value for the subject property is £48,000 (please note this is not rates payable).

Legal Costs

Each party is to bear its own costs incurred.

VAT

We are advised by our client that the property is not elected for VAT.

EPC

The property has an EPC rating of **48** in band **B**.



Viewings

To arrange a viewing and for further information, please contact joint sole letting agency S.R. Wood & Son Ltd.

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