

37A & 37B UPPER GEORGE STREET LUTON

LU1 2RD

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Ground Floor Commercial Space - To Let

UPPER GEORGE ST LUTON

LU1 2RD

Retail Opportunity
TO LET

LOCATION

Luton is a major commercial centre within South Bedfordshire, situated close to the Hertfordshire borders, approximately 30 miles to the north of central London.

The town benefits from great road and public transport connections, lying adjacent to the M1 (junctions 10 and 11), connecting the M25 approximately 9.5 miles to the south, with three railway stations, Luton, Leagrave and Luton Airport Parkway providing services into central London.

Luton airport, situated to the east of the town, is one of the major feeder airports for London and the southeast and is subject to ongoing expansion proposals.

DESCRIPTION

The property sits within Luton town centre, roughly 300m from the main commercial core and within walking distance of major retail and civic buildings including Luton Point shopping centre.

Comprising ground floor commercial space, with a large retail frontage and open plan trading area, together with office space to the rear and a large storage room. There are also communal toilet facilities accessed via a shared right of way and fire escape.



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ACCOMMODATION

The premises provides the following approximate net internal floor areas:-

Ground Floor	Sq.m	Sq.ft
Sales Area	265.51	2,858
Offices	122.87	1,323
Storage	51.46	554
Total	439.84	4,734

TERMS

The property is available by way of an assignment of the existing lease. The premises are held on a 10 year lease from 30 April 2020 expiring 29 April 2030, granted inside the Landlord & Tenant Act.

The current passing rent is £32,500 per annum.

Consideration may also be given to a new lease, subject to negotiation.

EPC

A new EPC is to be commissioned. Further details available upon request.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £39,700. For rates payable please refer to the Local Rating Authority, Luton Borough Council - 01582 546035.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this transaction.

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CONTACT

GET IN TOUCH

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These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include: Corporate structure and ownership details, Identification and verification of ultimate beneficial owners, Satisfactory proof of the source of funds for the Buyers/Funders/Lessee. Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth.

