



31 King Street, Luton, LU1 2DW

Attractive Town Centre Upper Floor Commercial Space

Summary

Tenure	To Let
Available Size	778 sq ft / 72.28 sq m
Rent	£10,000 per annum
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Character Features
- Suitable for a variety of uses (STPP)
- Attractive Property
- Class E

Location

The property occupies a mid-terraced position on King Street, within Luton town centre. All town centre amenities are within walking distance, to include: Luton Point (shopping centre), retail premises, food and beverage premises, pubs, banks and Luton Mainline train station.

Description

A first and second floor commercial space, formerly used for beauty/aesthetics purposes and having undergone a recent redecoration. The premises would suit a variety of uses under User Class E and it benefits from the following:

- Multiple partitioned rooms.
- Lino and laminate floor covering.
- LED spotlights and feature lighting.
- Exposed brickwork.
- High ceilings.
- Plentiful natural daylight.
- Shared entrance lobby.
- Single WC.

Accommodation

The premises comprises the following floor areas:

Name	sq ft	sq m
1st - First Floor	416	38.65
2nd - Second Floor	362	33.63
Total	778	72.28

Terms

Available upon a new Internal Repairing & Insuring lease for £10,000 per annum exclusive.

Rateable Value

The Rateable Value for the subject property has been split into three separate ratings, which are as follows:

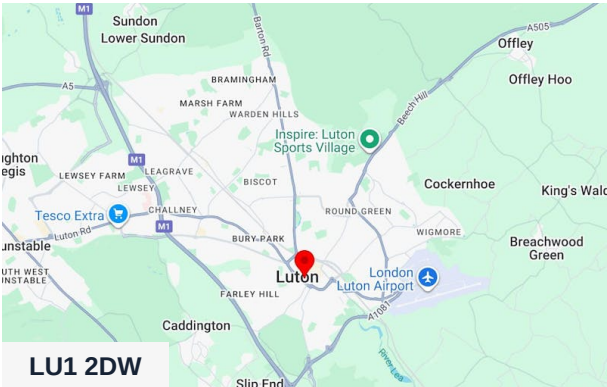
- First Floor Front = £2,550
- First Floor Rear =£1,900
- Second Floor = £3,350

VAT

All costs are subject to VAT if applicable.

Legal Costs

Each party to bear its own costs incurred.



Viewing & Further Information



Jacob Wood
01582 401 221 | 07401 221 022
j.w@srwood.co.uk



Stephen Wood
01582 401 221 | 07798 610 003
s.w@srwood.co.uk