



14 High Town Road, Bedfordshire, LU2 0DD

Attractive Retail Unit

Summary

Tenure	To Let
Available Size	226 sq ft / 21 sq m
Rent	£10,500 per annum
EPC Rating	Upon enquiry

Key Points

- Attractive Property
- Near Mainline Train Station
- Popular Commercial District
- Near Town Centre

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Location

The property occupies a mid-terraced and pavement-lined position on High Town Road in very close proximity to Luton central train station. High Town Road forms a popular commercial district, favoured by local independent businesses.

Description

The property is mid-terraced and pavement lined, benefitting from a timber shop from, laminated and tiled floor, spot lighting, strip lighting and a single WC.

Accommodation

The property comprises of the follow floor area:

Name	sq ft	sq m
Ground	226	21
Total	226	21

Terms

Available upon a new Internal Repairing & Insuring lease for a term to be agreed at £10,500 per annum exclusive.

Rateable Value

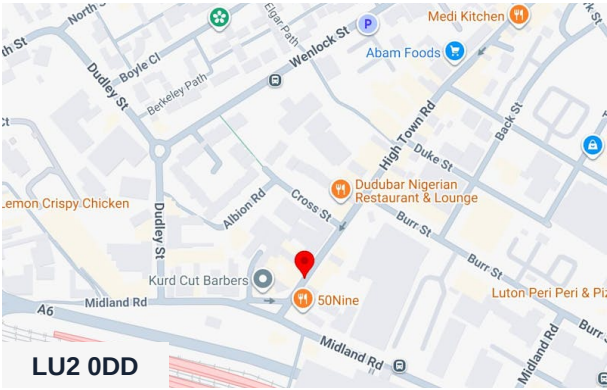
The property has a rateable value of £4,950 (please note this is not rates payable).

VAT

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

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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