



78, Park Street, Luton, LU1 3EU

Town Centre Retail Premises To Let

Summary

Tenure	To Let
Available Size	623 sq ft / 57.88 sq m
Rent	£16,000 per annum Exclusive
Rateable Value	£6,400
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Proximity to Pay & Display Parking
- Pavement Lined
- Ground Floor & Basement

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Location

The property is located facing Park Street, on the southern fringe of Luton town centre. All town centre amenities are within proximity, to include: Luton Point (shopping centre), Bedfordshire University, parking, restaurants, cafes, shops, banking, etc.

Description

Mid terraced and pavement lined shop/office arranged over ground floor and basement. There is a kitchenette facility and single WC.

- Ground Floor - 344 sqft
- Basement - 279 sqft
- Total - 623 sqft

Terms

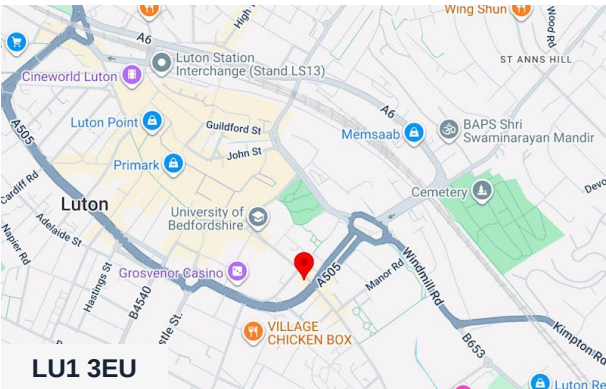
Available upon a new Internal Repairing & Insuring Lease for a term to be agreed at a commencing rental of £16,000 per annum exclusive.

Legal Costs

Each party is to bear its professional fees incurred.

Rateable Value

Rateable Value is £6,400. Please note this is not rates payable.



Viewing & Further Information



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