



12 High Town Road, Luton, LU2 0DD

Small Retail Unit

Summary

Tenure	To Let
Available Size	321 sq ft / 29.82 sq m
Rent	£11,000 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 mid-terraced and pavement-lined premises are located close to the junction of High Town Road and Midland Road, being very close to Luton central train station. High Town Road forms a popular commercial district, favoured by local independent businesses. Luton town centre is a 5 minute walk away (approx).

Description

The premises (currently trading as a barber shop) is arranged over ground floor and basement. The ground floor has an area of 229 sqft (21.30 m2) whilst the basement has an area of 92 sqft (8.52 m2).

Accommodation

The property is arranged over the following floor areas:

Name	sq ft	sq m
Ground - Sales Area	229	21.27
Basement - Store	92	8.55
Total	321	29.82

Terms

Available upon a new Internal Repairing & Insuring lease for a term to be agreed at a rental of £11,000 per annum exclusive.

Rateable Value

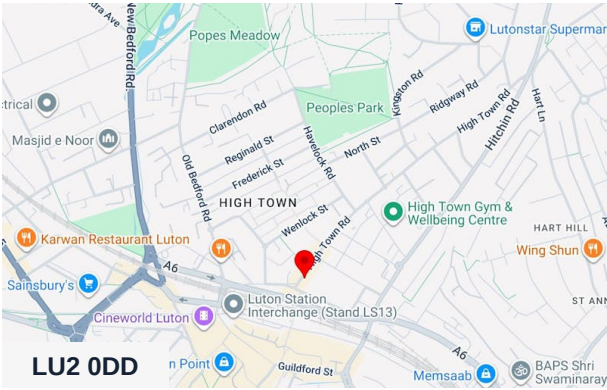
The property has a rateable value of £4,950 (please note this is not rates payable).

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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