



2 Cumberland Street, Luton, LU1 3BW

Town Centre Retail Space

Summary

Tenure	To Let
Available Size	868 sq ft / 80.64 sq m
Rent	£21,000 per annum
EPC Rating	C (51)

Key Points

- Town Centre Location
- Well Maintained
- Class E
- Prominent Position
- On Site Parking

2 Cumberland Street, Luton, LU1 3BW

Location

The subject property occupies a prominent mid-terraced and pavement lined position overlooking the junction of Cumberland Street and Park Street, in Luton Town Centre. All Town Centre amenities are within proximity to include Luton Point (shopping centre), Bedfordshire University, Luton Mainline train station, retail premises, food and beverage premises, banks, pubs, bars, etc.

Description

A ground floor retail unit comprising 868 sqft (80.63 m2). The property benefits from a double shopfront, wood effect laminate flooring, suspended ceiling, inset LED lights, a small kitchenette and single WC. There is loading access to the rear together with one allocated parking space.

Terms

Available by way of a new lease for a term to be agreed at a commencing rent of £21,000 per annum exclusive.

Rateable Value

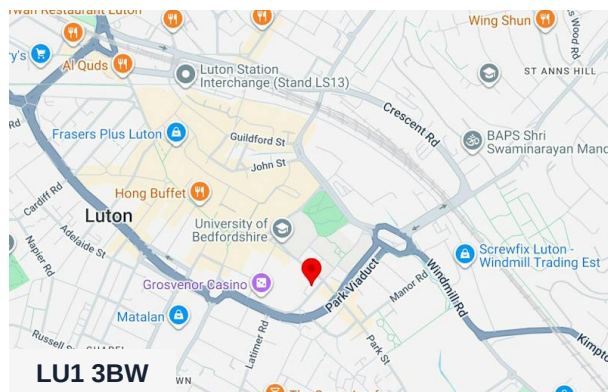
The rateable value is £18,750 (please note this is not the rates payable).

VAT

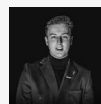
All costs are subject to VAT at the appropriate rate if applicable.

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