



184, Park Street, Luton, LU1 3HB

Town Centre Premises with Parking To Let

Summary

Tenure	To Let
Available Size	1,606 sq ft / 149.20 sq m
Rent	£48,000 per annum Exclusive
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Secure yard
- Good natural daylight
- Twin w/c
- Kitchenette
- LED lighting

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Location

The premises are located facing Park Street at the junction with Wood Street, just off Luton town centre, having good road links to M1 (J10), Luton airport and the town centre.

Description

Single storey brick built premises with secure rear yard and on-road parking to the front. Recently fully internally redecorated. May, STPP, be suitable for a variety of uses including: place of worship, nursery, education facility, showroom, restaurant, retail, office, etc.

- 3 Phase electricity.
- Paint sealed floor, carpet and lino.
- Whitewashed walls/ceiling.
- Part double glazed.

Terms

Available upon a new Full Repairing & Insuring lease for a term to be agreed at £48,000 per annum exclusive.

Rateable Value

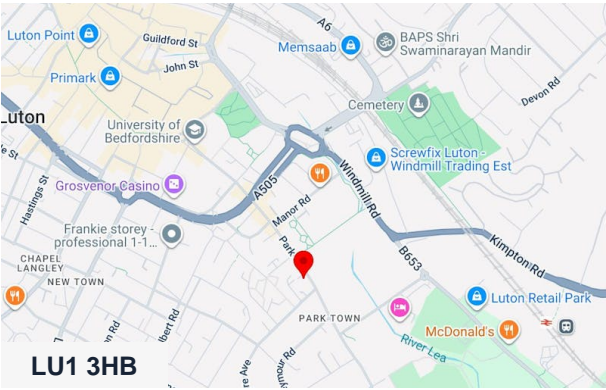
The Rateable Value for the subject property is £14,500 (please note this is not rates payable).

Legal Costs

Each party to bear their own professional fees incurred.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.



Viewing & Further Information



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