



## 8 St Thomas Road, Stopsley, Luton, LU2 7NY

Attractive Retail/Office Space

### Summary

Tenure	To Let
Available Size	481 sq ft / 44.69 sq m
Rent	£13,500 per annum
EPC Rating	C (60)

### Key Points

- Suburban Location
- Well-Maintained
- Nearby Amenities
- User Class E

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## Location

Luton is one of the largest towns in the UK without city status and benefits from exceptional connectivity including three railway stations with frequent services to London St Pancras, motorway junctions (M1 J10, J11 & J11A), and an international airport that is on the cusp of major expansion.

To the northeast of the town is the Stopsley suburb which provides a mixture of commercial and residential premises. The subject property occupies a corner position near Stopsley's main area of commerce. Within proximity are a mixture of shops, eateries, a supermarket and petrol station. The A505 to Hitchin is less than a minute away by car.

## Description

The subject property comprises a ground floor retail/office space measuring 481 sqft (44.69 m<sup>2</sup>). The space is fitted as offices with two glass partitioned rooms. To the rear is a small kitchenette, leading to a single WC.

The property is suited to a variety of uses under Use Class E, for example: retail, office, leisure, showroom, health/beauty, etc.

## Terms

The property is currently tenanted by a firm of solicitors, although surplus to their requirement. It will be available by way of a new lease subject to the simultaneous surrender of the existing lease. The new lease interest is available at a commencement rent of £13,500 per annum exclusive.

## Rateable Value

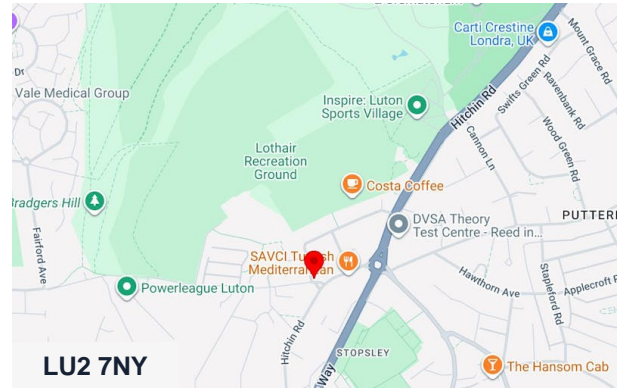
The rateable value is £10,750 (this is under the £12,000 threshold, meaning that, subject to certain criteria, an occupier may qualify for nil rates payable).

## VAT

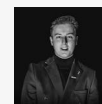
Plus VAT at the appropriate rate.

## Costs

Each party is to bear its own legal and professional costs incurred.



## Viewing & Further Information



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