



TO LET

326.64 TO 870 SQ FT

DOUBLE SHOP
TO LET

- Prominent Position
- Open plan space
- Storage
- Great Natural Light
- Right by the Shopping centre
- Great Transport links



Summary

Available Size	326.64 to 870 sq ft / 30.35 to 80.83 sq m
Rent	£10,000 - £20,000 per annum
EPC	Upon enquiry

Viewings

Monday - Friday 9am-6pm



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Description

EGM Commercial is pleased to bring to the market 44-46 Cheapside comprises a prominent double-fronted retail unit arranged over the ground floor. The unit benefits from an attractive and highly visible street presence, with extensive glazed frontage providing excellent natural light and strong branding opportunities. Internally, the accommodation offers predominantly open-plan retail space, allowing for flexible configuration to suit a variety of occupier requirements, together with ancillary areas to the rear suitable for storage and staff facilities. The layout is well suited to retail, showroom, or service-based occupiers, subject to the necessary consents.

Location

The property is situated on Cheapside, a well-established retail street in the heart of Luton town centre, within close proximity to Luton Shopping Centre. The location benefits from high levels of pedestrian footfall and is surrounded by a mix of national retailers, independent operators, and local amenities. Luton railway station is within walking distance, providing fast and frequent services to London and the wider region, while nearby public car parks and bus routes ensure excellent accessibility for customers and staff alike.

LEASE PLAN

MAIN PLAN



LEASE AREA

PROPERTY ADDRESS:

44 CHEAPSIDE,
LUTON,
LU1 2HN

SCALE: 1:100 @ A4

DRAWING No: 44CH.2HN.GF

DATE: 23/06/25

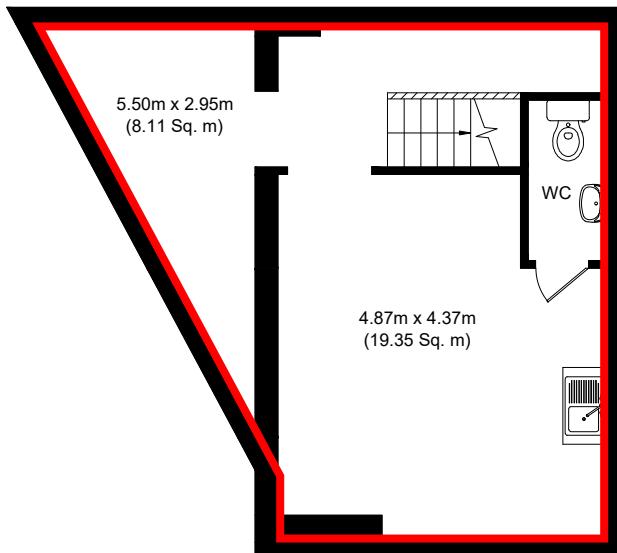
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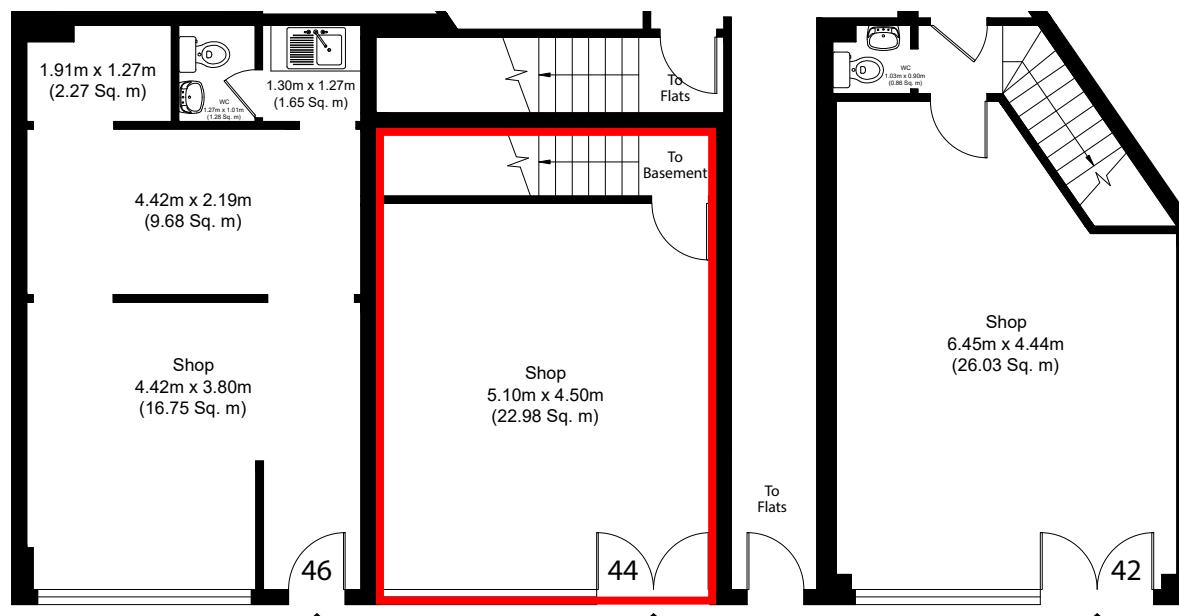
Lease Plans

0203 576 0922

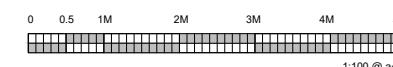
info@sbileaseplans.co.uk



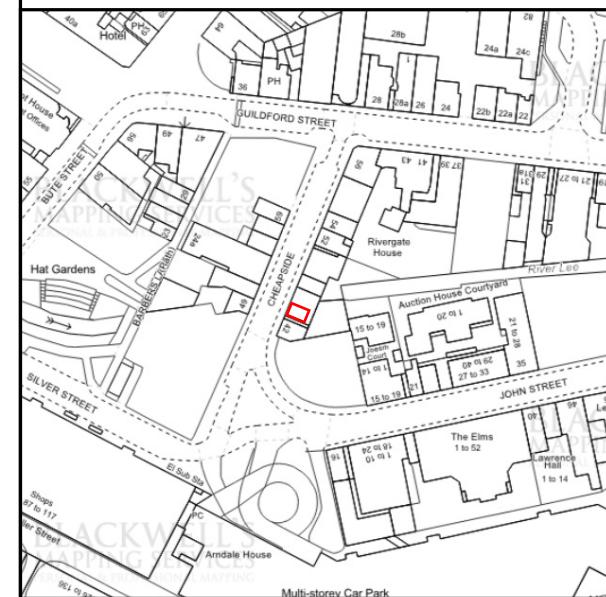
Basement



Ground Floor



LOCATION PLAN - SCALE: 1:1250



LEASE PLAN

MAIN PLAN



LEASE AREA

PROPERTY ADDRESS:

46 CHEAPSIDE,
LUTON,
LU1 2HN

SCALE: 1:100 @ A4

DRAWING No: 46CH.2HN.GF

DATE: 23/06/25

DRAWN BY:

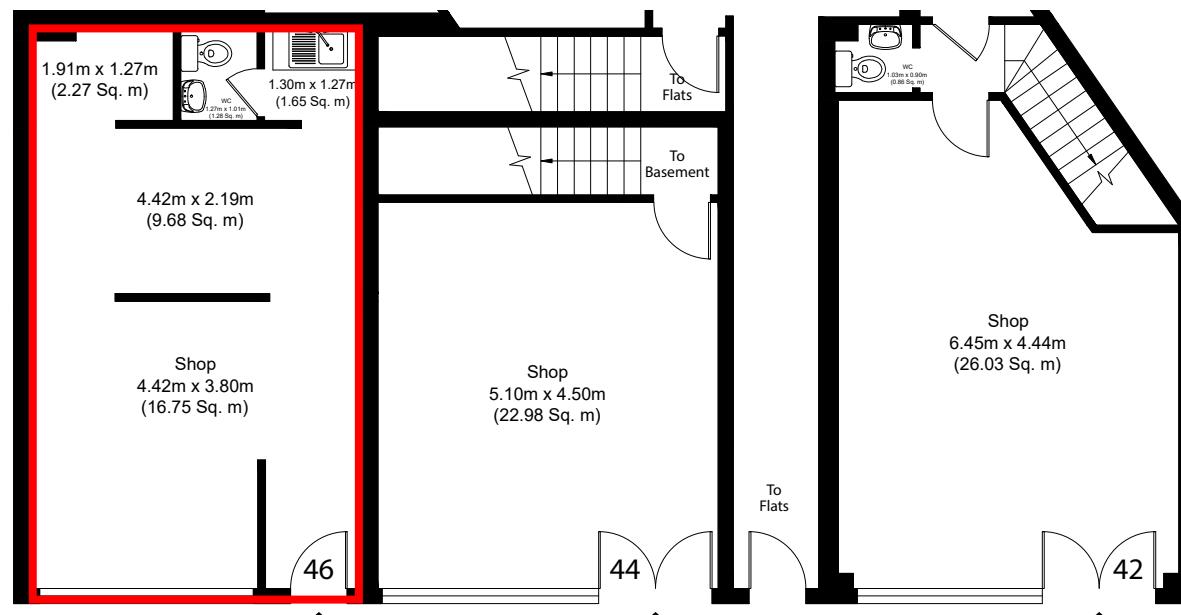
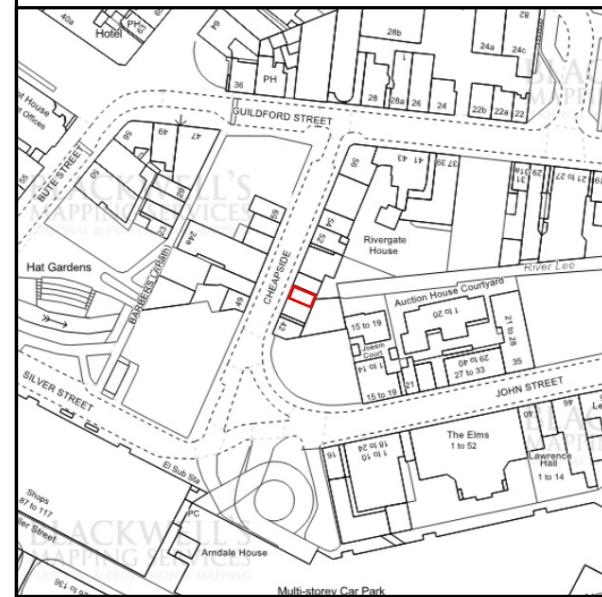


Lease Plans

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LOCATION PLAN - SCALE: 1:1250



Ground Floor

0 0.5 1M 2M 3M 4M 5M
1:100 @ a4