



46 High Town Road, Luton, LU2 0DE

Suburban Retail Space

Summary

Tenure	To Let
Available Size	445 sq ft / 41.34 sq m
Rent	£14,000 per annum
EPC Rating	D (100)

Key Points

- Vibrant Suburban Retail District
- Available Immediately
- New Lease
- Town Centre Proximity
- Railway Station Proximity

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Location

The property occupies a mid-terrace and pavement-lined position along the main commercial stretch of High Town Road, Luton. The High Town suburb offers a vibrant retail and F&B scene, favoured by independent businesses. The mainline railway station is within walking distance, as is the town centre.

Description

A ground floor retail unit comprising 445 sqft (41.66 m2). The sales area is open plan in layout and benefits from a double shopfront with recessed entrance. To the rear is a compact kitchenette together with single WC.

Terms

Available by way of a new effective FRI lease at a commencement rent of £14,000 per annum exclusive.

Ratable Value

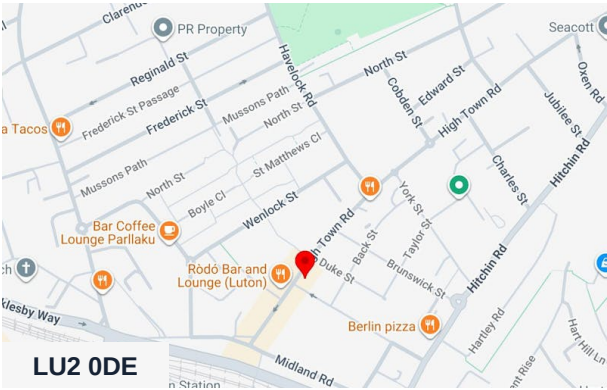
The Rateable Value is £9,800. This is not the rate payable and most businesses will benefit from small business rates relief (nil rates payable, subject to criteria).

VAT

We understand that the property has not been elected for VAT.

Costs

Each party is to bear its own legal and professional costs incurred in respect of a transaction.



Viewing & Further Information



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