



32a, George Street, Luton, LU1 2AZ

Town Centre Commercial Space

Summary

Tenure	To Let
Available Size	1,798 sq ft / 167.04 sq m
Rent	£14,000 per annum
Service Charge	£2,375 per annum
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Attractive Property
- Listed Building
- Attractive Rent

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Description

The premises are arranged over first and second floor. The property is attractive both internally and externally, displaying period features including high ceilings, tall windows, exposed brickwork and archways. Falling under Use Class E, the property lends itself to a variety of uses, not limited to: office, retail, café, leisure, beauty/aesthetics, etc.

Location

The premises are situated on George Street in Luton town centre, adjacent to one of the entrances to Luton Point (the shopping mall). All town centre amenities are within proximity, to include Luton Point (shopping mall), Luton mainline railway station, Bedfordshire University, retail, banking, cafes, restaurants, pubs, bars, etc.

Accommodation

The property comprises the following:

Name	sq ft	sq m
1st - First Floor	808	75.07
2nd - Second Floor	990	91.97
Total	1,798	167.04

Terms

The property is available upon a new internal repairing and insuring (IRI) lease, for a term to be agreed at £14,000 per annum exclusive. Parking within Luton Point multi-story carpark is available upon request by way of separate licence (at a reduced rate for tenants).

Rateable Value

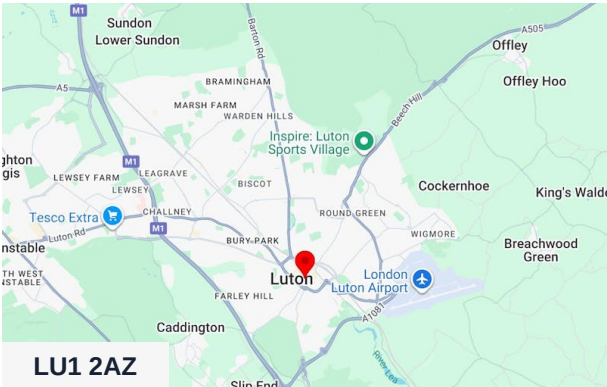
The rateable value is £13,750 (please note this is not rates payable).

VAT

All costs are subject to VAT at the appropriate rate.

Legal Costs

Each party to bear its own costs incurred.



Viewing & Further Information



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