



## 11 Nursery Parade, Luton, LU3 2QP

Lock Up Retail Premises To Let/For Sale

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	1,428 sq ft / 132.67 sq m
<b>Rent</b>	£41,500 per annum
<b>Price</b>	£520,000
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Main Retail Parade Location
- Vacant Possession
- Potential Residential Conversion STPP
- For Sale / To let

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## Location

Marsh Road forms one of Luton's principle commercial/retail districts outside of the town centre. The subject property occupies a mid-terrace and pavement-lined position at Nursery Parade, which forms one of the main retail parades along Marsh Road. There are a range of local, regional and national businesses within proximity including: McDonalds, Lidl, Subway, Connells, Taylors, Co-Op Funeral Care, Papa Johns, Pizza Hut, Iceland, Bet Fred, Poundstretcher, Coral, William Hill, Greggs, Sue Ryder, Keech, etc.

## Description

The subject property was previously occupied by NatWest Bank and still benefits from the large walk in safe/strong room. Internally there is a suspended ceiling, air conditioning, solid floor, kitchenette, WC and rear pedestrian access. Above the former bank is a self contained and two story office which lends itself to residential conversion.

## Terms

**TO LET:** The ground floor former bank is available by way of a new effective full repairing & insuring lease at a commencing rent of £41,500 per annum exclusive. The upper floors may be available to lease by way of separate negotiation.

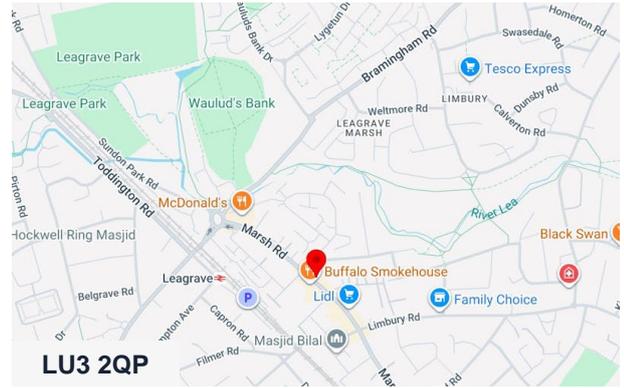
**FOR SALE:** The freehold interest in the entire property (ground, first and second floor) is available, with vacant possession, for £520,000.

## VAT

We are verbally advised VAT is not applicable.

## Fees

Each party is to bear its own professional fees incurred.

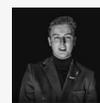


## Viewing & Further Information



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