



6-8 Park Street, Luton, LU1 3EP

Substantial Upper Floor, Town Centre, Commercial Space

Summary

Tenure	To Let
Available Size	8,611 sq ft / 799.99 sq m
Rent	£45,000 per annum
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Open Plan
- Flexible Terms
- Close to Amenities
- Use Class E

Description

The property is arranged over ground, first and second floor, comprising a public house on the ground and a former gym (now vacant) at first and second floors. The vacant upper floors are predominantly open plan and benefit from solid floors, suspended ceiling, LED lighting, w/c facilities, changing room, a central stairwell, a fire exit stairwell and ground floor access onto Park Street. The property was used most recently as a gym but could potentially be used for other purposes such as a showroom, church, education, leisure, bar, restaurant or an office (STPP).
First floor ceiling height = 11ft (3.35m)
Second floor ceiling height = 10ft (3.10m)

Location

Luton is one of the largest towns in the UK without City Status. The town has exceptional connectivity, benefitting from an international airport and 3 train stations with high speed services to London St Pancras. Furthermore, the town is served by various arterial routes, notably the M1 (J10, J11 and J11a), the A505 and the A6. The subject property is prominently positioned on Park Street within the pedestrianised part of Luton town centre, just off George Street. All town centre amenities are within proximity, including:

- University of Bedfordshire: 115m
- Luton Point shopping centre: 45m
- Mainline Train Station: 460m (0.28 miles)
- Proposed Power Court LTFC Stadium: 300m (0.18 miles)

Accommodation

The property comprises of the following floor areas:

Floor/Unit	sq ft	sq m
1st	5,812	539.95
2nd	2,799	260.04
Total	8,611	799.99

Terms

The property is available upon a new Full Repairing & Insuring (FR&I) lease for a term to be agreed and for £45,000 per annum exclusive.

Rateable Value

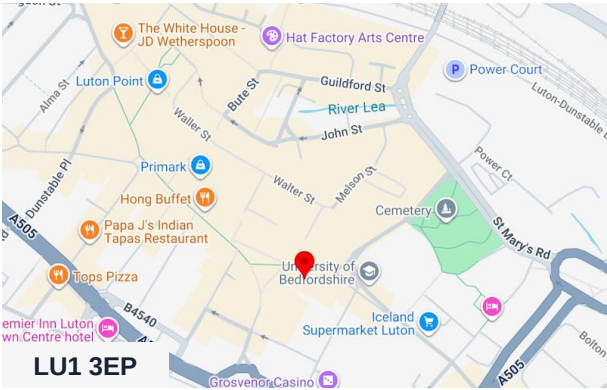
The rateable value for the subject property is £48,000 (please note this is not rates payable).

VAT

We are advised by our client that the property is not elected for VAT.

Legal Costs

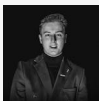
Each party is to bear its own costs incurred.



Viewing & Further Information



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