



Regional House, 28-34 Chapel Street, Luton, LU1 2SE

Town Centre Commercial Space

Summary

Tenure	To Let
Available Size	2,198 sq ft / 204.20 sq m
Rent	£24,500 per annum
EPC Rating	Upon enquiry

Key Points

- Prominent Town Centre Location
- Large Open Plan Floorplate
- Class E
- Leisure & F&B Neighbours

Location

The property occupies a prominent position in Luton town centre, situated on Chapel Street, which is favoured by F&B operators. 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.

Description

The imposing property is arranged over four floors and a roof terrace. There is a large central stairwell and lift access to the upper floors. Within the building are various leisure operators including restaurants and a shisha bar.

The Henlow Suite is at second floor level and benefits from a large open plan floorplate, good natural daylight and WC facilities.

Accommodation

The available space is as follows:

Name	sq ft	sq m
2nd - Henlow Suite	2,198	204.20

Terms

The Henlow Suite on the 2nd floor is available upon a new Internal Repairing & Insuring lease for £24,500 per annum exclusive.

Rateable Value

The Rateable Value for the Henlow Suite is to be confirmed.

VAT

We are advised by our client that VAT is not applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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