

12-14 PARK STREET- LUTON



Confidentially Available – Staff Unaware

12-14 Park Street

Luton, LU1 3EP

1,697 sq.ft Ground Floor Shop TO LET

- Prominent Retail Shop Unit on Park Street
- Good footfall location
- Opposite Bus Terminus and Bedfordshire University
- Luton Point Shopping Centre is opposite
- Nearby occupiers include Corals, Little Vegas, Creams Café and Farmfoods
- E Class

Location

The retail shop unit is located in a busy and prominent position on Park Street, opposite the bus terminus and Bedford University. Luton Point Shopping Centre is opposite.

Nearby occupiers include Corals, Little Vegas, Creams Café and Farmfoods.

Luton is a popular and strong retail destination with excellent road, rail and air communications with easy transport links onto the M1 / M25 Motorways or into Central London.

Description

The property comprises a modern purpose-built retail unit arranged on ground floor only.

Internally the retail unit is rectangular in shape with retail sales area fronting Park Street with ancillary storage, WC / kitchenette and servicing door to the rear.

Planning

E Class

Accommodation

Description	sq.ft	sq.m
Ground Floor Sales	1,076	100
Ground Floor Ancillary	621	56.9
Total	1,697	156.9

The above floor areas are approximate gross internal floor areas.

Internal Width (widest)	28.10 ft	8.8 m
Shop Depth	74.01 ft	22.58 m

Tenure

The property is available by way of assignment or potentially a new lease.

Rent

£35,000 pax

Rateable Value

The property has a rateable value of £34,750 with effect from 1st April 2024.

Interested parties should make their own enquiries of the local authority for the actual rates payable.

Timing

Immediately available.

EPC

Available upon request – B Rating

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal and professional costs.

Viewing & Further Information

By prior appointment only.

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