

41 HIGH TOWN ROAD, LUTON, BEDFORDSHIRE, LU2 0BW



## Lock-up Shop - TO LET

£15,600 pax

945 SQFT (87.82M<sup>2</sup>)

### [YOUTUBE VIDEO-TOUR:](#)

A YouTube video-tour is available for this property. Please click [here](#) to watch.

### [DESCRIPTION](#)

Mid terraced, pavement lined property.

- Plastered walls and ceiling.
- Fluorescent lighting.
- Security shutters.
- Laminate and tiled floor.

### [LOCATION](#)

The suburb of High Town is the oldest suburb outside of Luton centre. It has good access to the central train station and forms a mixed residential/commercial area.

### [TERMS](#)

The shop is available upon a new internal repairing and insuring lease for a term to be agreed at £15,600 per annum exclusive.

### [LEGAL COSTS](#)

Each party to bear their own legal costs incurred.

### [RATEABLE VALUE](#)

The Rateable Value of this property is £10,000 (please note that this is not rates payable). Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## VAT

We are verbally advised that VAT is not currently applicable on rental.

## VIEWING

For further information or an appointment to view, kindly contact sole letting agents S. R. Wood & Son Ltd.

**01582 401 221**

Click the icons below to be redirected to the website or relevant social media page



**Tel: 01582 401 221   Email: [s.w@srwood.co.uk](mailto:s.w@srwood.co.uk)   Website: [www.srwood.co.uk](http://www.srwood.co.uk)**  
**Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX**

---

**Registered Office:** as above | **Registered in England:** 2780388 | **VAT No:** 354 130 682

All statements contained within these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has authority to make or give representation or warranty whatsoever in relation to this property.