

1-3 HIGH STREET, LEAGRAVE, LUTON, BEDFORDSHIRE, LU4 9JU



LOCK UP RETAIL/RESTAURANT PREMISES

TO LET

£18,500 pax

1,065 SQFT (98.96 M²)

DESCRIPTION

Purpose built, end of terrace property.

Formerly occupied by Ladbrokes, the shop is essentially 'L' shaped and benefits from 2/3 allocated parking spaces.

- Solid floor.
- Suspended ceiling.
- Double shop front.
- Return frontage.
- Spotlights.

LOCATION

The property is located close to Leagrave train station, towards the north of Luton.

TERMS

Available upon a new internal repairing and insuring lease for a term to be agreed at a rent of £18,500 per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The Rateable Value of this property is £9,200 (please note that this is not rates payable). Further information is available at www.tax.service.gov.uk

Subject to certain conditions, you will not pay Business Rates on a property with a Rateable Value of £12,000.00 or less. For properties with a Rateable Value of £12,001.00 to £15,000.00 the rate relief will go down gradually from 100% to 0%, i.e. if your Rateable Value is £13,500.00 you will get a 50% reduction off your bill.

VAT

We are verbally advised by our client that V.A.T. will not be applicable.

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



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