REGIONAL HOUSE, 28-34 CHAPEL STREET, LUTON, BEDFORDSHIRE, LU1 2SE

UPPER FLOOR OFFICE/ LEISURE PREMISES TO LET   FROM £15,500 pax

FROM 2,198 SQFT (204.41 M²)

DESCRIPTION

Purpose built building comprising of the following:

First floor – Arlesey Suite – 2,198 sq ft/204.41 sq m – available.
Second floor – Chalgrave Suite – under offer to a leisure operator.
Second floor – Henlow Suite – 2,198 sq ft/204.41 sq m – available.
Second floor – Roof Garden – let to a Shisha Bar.
Third floor – Kensworth Suite – under offer to a leisure operator.
Fourth floor – Someries Suite – 2,500 sq ft/232.50 sq m – available.

LOCATION

Chapel Street is located within Luton town centre. This building is visible from the Stuart Street flyover.

TERMS

The suites are available upon new IRI leases for a term to be agreed, as follows:

Arlesey Suite – £15,500 per annum exclusive
Henlow Suite – £15,500 per annum exclusive
Someries Suite – £25,000 per annum exclusive

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The Rateable Values of this property are as follows (please note these are not the 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.

Arlesey Suite – £24,500
Henlow Suite – £24,500
Someries Suite – £25,000

VAT

We are verbally advised that V.A.T. is not 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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