

## 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 M<sup>2</sup>)

### 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](http://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



**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**

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**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.