S.R. Wood & Son

TO LET



R/o 440 Dunstable Road, Luton, LU4 8DJ

Self-Contained Commercial Space To Let

Summary

Tenure	To Let
Available Size	941 sq ft / 87.42 sq m
Rent	£1,300 per month £15,600 per annum
EPC Rating	B (40)

Key Points

- Former Gymnasium
- New Lease
- 1 Month Rent Free
- Flexible Use (STPP)
- Available Immediately

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Location

Luton is one of the largest towns in the UK without city status. Major regeneration is underway with the development of Power Court, which will see the delivery of a new football stadium; and The Stage, a performing arts venue together with mixed residential and commercial space. The airport is also on the cusp of a major expansion which is expected to see passenger levels increase to 32 million per year by 2043 and create in the region of 11,000 jobs.

The town has exceptional connectivity, benefitting from the international airport and three train stations with high-speed services to London St Pancras. The town is also served by various arterial routes, notably the M1 (J10, J11 & J11A), the A505 and the A6.

The property is situated at the junction of Dunstable Road and Arundel Road within the Beech Hill suburb of Luton. The surrounding area consists primarily of residential roads although the Gypsy Lane retail park is nearby.

Description

The property comprises a ground floor unit measuring 941 sqft (87.38 m2). It benefits from WC and kitchenette facilities. Road parking is available nearby.

For many years it was used as a ladies only gym and it is felt that a similar use would be suitable. Other uses are possible, provided they fall under Use Class E or STPP. Please note that the property is not suitable for motor trade use.

Terms

Available by way of a new internal and repairing (IRI) lease for a term to be agreed and at a commencement rent of £1,650 per month. Rent is quoted on an exclusive basis.

VAT

We are advised by our client that the property is not elected for VAT.

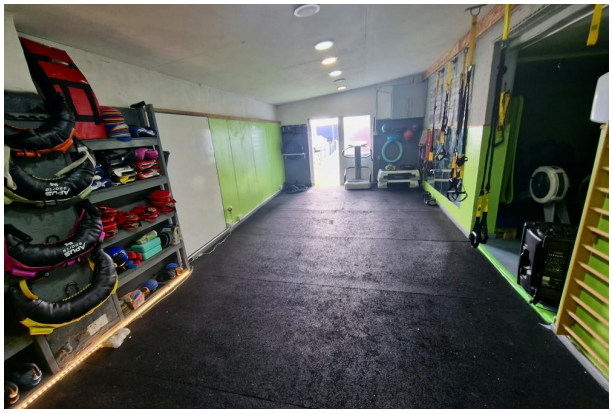
Rateable Value

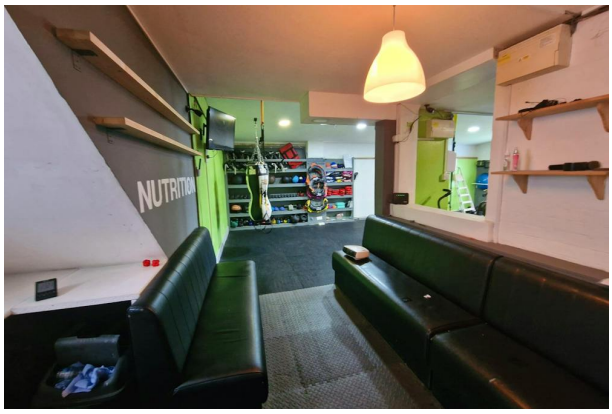
The rateable value is £11,500. Please note this is not rates payable and some businesses may qualify for nil rates payable.

Costs

Each party is to bear its own legal and professional costs incurred.







Viewing & Further Information



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