

High Street Retail Premises

St Nicholas House, 15-17 George Street, Luton, Bedfordshire, LU1 2AF

TO LET

517 SqFt (47.86 m²)



LOCATION

The property is prominently located on George Street which is Luton's main high street and is naturally a predominantly commercial area.

DESCRIPTION

The premises would suit a variety of uses within User Class E, including retail, office, leisure, café, etc.

The interior is finished to a white-box condition ready for an occupier to fit-out to their specification.

TERMS

The premises are available to let at £17,500 per annum exclusive for a term to be agreed and upon a new internal repairing and insuring lease.

RATEABLE VALUE

The Rateable Value for the subject property is to be confirmed.

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

VIDEO-TOUR

Click [here](#) to watch a video-tour for the subject premises.

VIEWING

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

www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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