

Lock-Up Retail/Restaurant Premises

TO LET



1-3 High Street, Leagrave, Luton, Bedfordshire, LU4 9JU

1,065 SqFt (98.96 m²)

LOCATION

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

DESCRIPTION

- Purpose built, end of terrace property.
- Double shop front.
- Return frontage.
- Formerly occupied by Ladbrokes.
- Shop is essentially 'L' shaped and benefits from 2/3 allocated parking spaces.
- Solid floor.
- Suspended ceiling.
- Spotlights.

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.

RATEABLE VALUE

The Rateable Value for the subject property is £9,200 (please note this is not rates payable).

Further information is available at www.tax.service.gov.uk

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.

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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