



24a Guildford Street 78 Bute Street

Architecturally Impressive Town Centre Premises FOR SALE

24a Guildford Street, Mill Yard, Luton, Bedfordshire, LU1 2NR

78 Bute Street, Luton, Bedfordshire, LU1 2EY

S.R. Wood & Son

Est. 1981

01582 401 221

www.srwood.co.uk



KEY FEATURES:

- Rare Opportunity
- Town Centre Location
- Adjacent to Bute Street Carpark
- Near Luton Mainline Train Station
- Architecturally Interesting
- Allocated Parking
- Well-Maintained
- Suitable for Various Uses (STPP)

ACCOMMODATION:

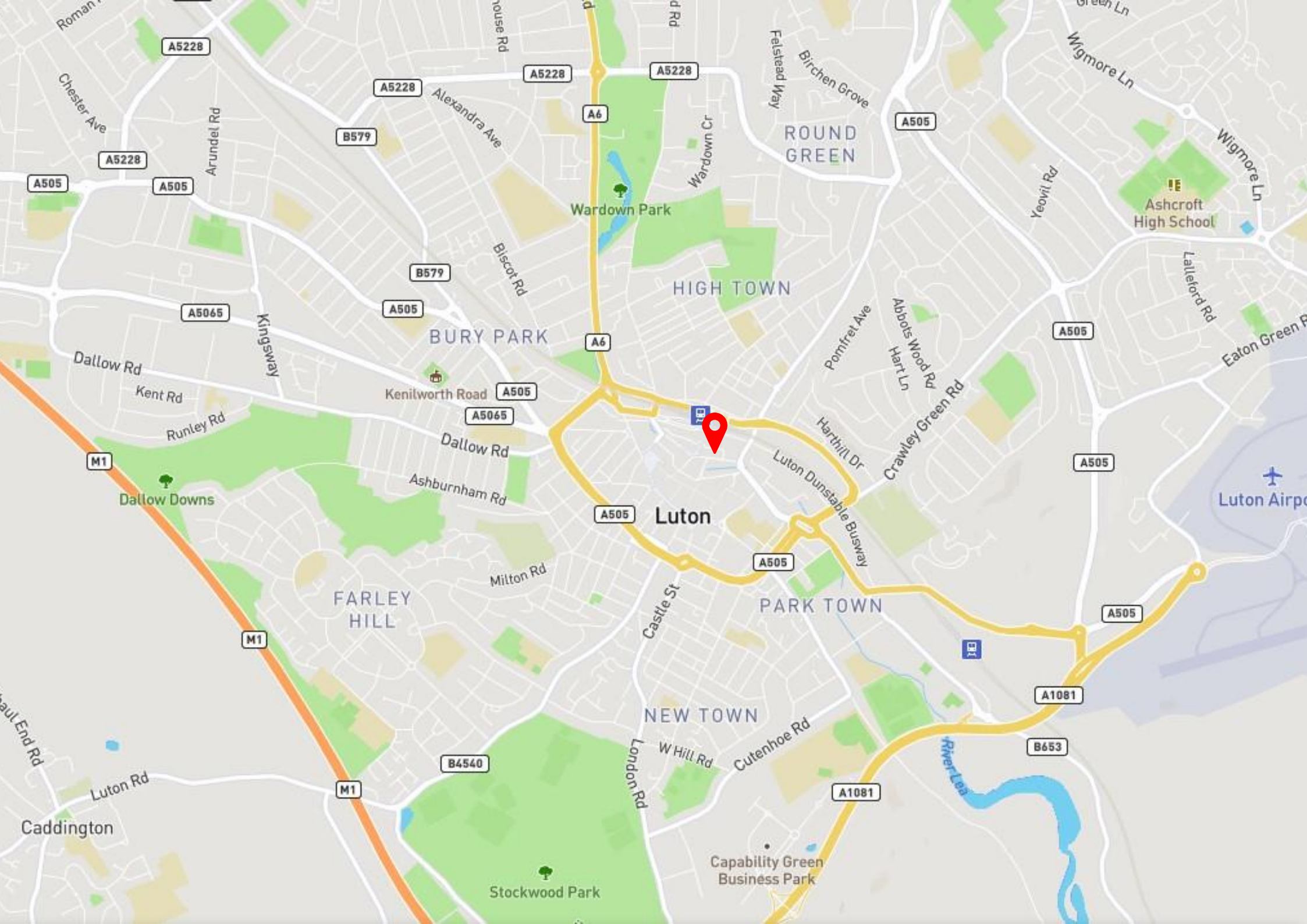
3,884 SqFt
(360.77 m²)

Component	SqFt	M ²
Ground	1,430	132.82
First (landing)	233	21.68
First Floor	1,453	134.97
Mezzanine 1	249	23.12
Mezzanine 2	519	48.18

VIDEO-TOUR:

A comprehensive video-tour of this property is available to watch. Please [click here](#) to view it.





Luton

ROUND GREEN

HIGH TOWN

BURY PARK

FARLEY HILL

NEW TOWN

PARK TOWN

Ashcroft High School

Luton Airport

Wardown Park

Stockwood Park

Capability Green Business Park

A5228

A5228

A5228

A5228

A505

A505

A5228

A505

A5065

B579

A505

A505

M1

A505

A5065

A505

A505

A505

A505

M1

A505

A1081

M1

B4540

A1081

B653

Caddington

LOCATION:

The property is located within Luton town centre and forms part of Mill Yard, accessed via both Guildford Street and Bute Street. The following are within proximity:

- Luton Mainline Train Station = 135m (2 minute walk)
- The Mall (Bute Street Entrance) = 191m (3 minute walk)
- Bedfordshire University = 421m (10 minute walk)

DESCRIPTION:

Arranged over ground and first floor with mezzanine/overcroft storage, the property offers a total of 3,884 sqft (360.77 m²).

In years gone by the property was one of Luton's many hat factories. It is now occupied The Bear Club (jazz bar) at lower level and various creative media professionals at upper level.

The original first floor has been removed to provide greater ceiling height at ground floor level. There is an argument to suggest this could be reinstated to increase the floor area.

TERMS:

The premises are available to purchase upon a freehold basis for **£575,000**.

Vacant possession can be provided from 31st June 2024. Should a purchaser wish to retain The Bear Club as a tenant, it is likely that a new lease could be agreed – it is understood that The Bear Club would like to remain in occupation.





RATEABLE VALUE:

The premises are rated as follows (please note these are not Rates payable):

- 24a Guildford Street = £13,750
- 78 Bute Street = £10,750

LEGAL COSTS:

Each party are to bear their own costs.

VAT:

Plus VAT at the appropriate rate, if applicable.





VIEWING:

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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