

## Town Centre Restaurant

28 Chapel Street, Luton, Bedfordshire, LU1 5DA

**TO LET**

2,090 SqFt (194.12 m<sup>2</sup>)



### LOCATION

Chapel Street is located within Luton town centre and is particularly favoured by hot food establishments.

### DESCRIPTION

The purpose built commercial premises are pavement lined and mid terraced. The shop has a substantial mezzanine floor installed of 1,077.12 sqft (100.06m<sup>2</sup>) plus the lower ground floor of 1,012.46 sqft (94.06m<sup>2</sup>).

### TERMS

Available upon a new internal repairing and insuring lease for a term to be agreed at a rental of £27,500 per annum exclusive.

### RATEABLE VALUE

The Rateable Value of this property is £19,000 (please note that this is not rates payable). Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

### LEGAL COSTS

Each party to bear their own legal and professional costs.

## VAT

We are advised that VAT is not applicable to the rental.

## VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.  
[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

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