

Upper Floor Leisure Premises

Regional House, 28-34 Chapel Street, Luton, Bedfordshire, LU1 2SE

TO LET From 2,198 SqFt (204.41 m²)



LOCATION

The property has a prominent position on Chapel Street and is visible from the Stuart Street flyover. Chapel Street is located within Luton town centre and is favoured by food/beverage operators.

DESCRIPTION

Arranged over four floors and a roof terrace with various leisure operators already in occupation.

TERMS

Floor	Suite	SqFt	M ²	Status & Rent
First Floor	Arlesey Suite	2,198	204.41	Available £24,500 per annum exclusive
Second Floor	Chalgrave Suite			Under Offer to a leisure operator
Second Floor	Henlow Suite	2,198	204.41	Available £24,500 per annum exclusive
Second Floor	Roof Top Terrace			Let to a shisha bar
Third Floor	Kensworth Suite			Under Offer to a leisure operator
Fourth Floor	Someries Suite	2,500	232.50	Available £25,000 per annum exclusive

RATEABLE VALUE

- Arlesey Suite £24,500 (please note this is not rates payable)
- Henlow Suite £24,500 (please note this is not rates payable)
- Someries Suite £25,000 (please note this is not rates payable)

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

LEGAL COSTS

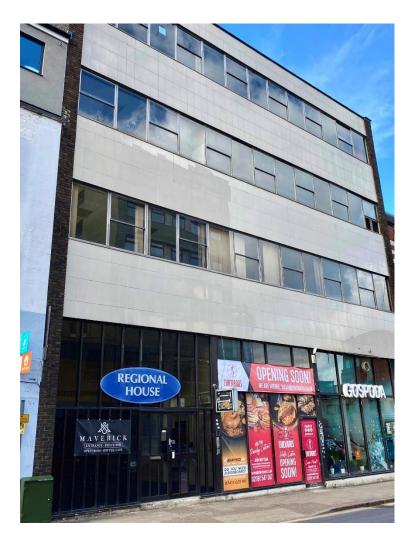
Each party to bear their own legal and professional costs.

<u>VAT</u>

We are advised that VAT is not applicable.

VIEWING

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





Tel: 01582 401 221 Email: s.w@srwood.co.uk Website: www.srwood.co.uk Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

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