

Upper Floor Leisure Premises

TO LET

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

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 | Somerles 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)
- Somerles 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.

VAT

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.

www.srwood.co.uk | 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

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

All statements contained within these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has authority to make or give representation or warranty whatsoever in relation to this property.