



32-32a Wellington Street, Luton, LU1 2QH

Mixed-Use Investment Property

Summary

Tenure	For Sale
Available Size	650 sq ft / 60.39 sq m
Price	£397,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Mixed-Use Property
- Multi-Let & Income Producing
- Freehold

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Location

Luton is one of the largest towns in the UK without city status. It can be considered a major centre of commerce and is exceptionally well-connected via an international airport, the M1 (J10, J11 & J11a), the A505, the A6, and three railway stations with fast services to London St Pancras. The town is subject to major investment/development with the expansion of London Luton Airport, the development of a new football stadium at Power Court, and the development of a new performing arts venue - The Stage - on the former Bute Street carpark. All of which are within proximity to the subject property.

The subject property occupies a mid-terraced and pavement-lined position on Wellington Street, which is located within Luton town centre, just off George Street (the high street). The road is a very popular secondary trading location and has historically been favoured by F&B operators. It is host to a mixture of local, regional and national businesses.

Description

The property is fully let, comprising a restaurant at ground floor and basement, with the first and second floor (attic) comprising of a self-contained apartment.

The commercial lease upon ground floor and basement commenced in June 2021 and expires in June 2026. The passing rent is £20,000 pa. Please enquire for further tenancy information.

The maisonette at first and second floor has pedestrian access off Peel Street. The first floor comprises a kitchen, bathroom and a lounge, whilst the second floor comprises two double bedrooms. The passing rent is £10,500 per annum.

Terms

The freehold interest, with the benefit of both tenants whose combined rental totals £30,500 per annum, is available for £397,000.

Rateable Value

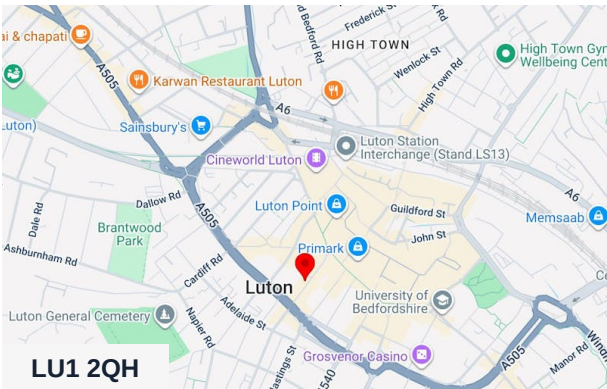
The Rateable Value as of April 2026 for the shop is £11,000 (please note this is not rates payable). The Council Tax Band for the apartment is 'Band A'.

VAT

All costs are subject to VAT at the appropriate rate if applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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