



11 Nursery Parade, Luton, LU3 2QP

Lock Up Retail Premises To Let/For Sale

Summary

Tenure	To Let / For Sale
Available Size	1,428 sq ft / 132.67 sq m
Rent	£41,500 per annum
Price	£600,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Main Retail Parade Location
- Vacant Possession
- Potential Residential Conversion STPP
- For Sale / To let

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Location

Marsh Road forms one of Luton's principle commercial/retail districts outside of the town centre. The subject property occupies a mid-terrace and pavement-lined position at Nursery Parade, which forms one of the main retail parades along Marsh Road. There are a range of local, regional and national businesses within proximity including: McDonalds, Lidl, Subway, Connells, Taylors, Co-Op Funeral Care, Papa Johns, Pizza Hut, Iceland, Bet Fred, Poundstretcher, Coral, William Hill, Greggs, Sue Ryder, Keech, etc.

Description

The subject property was previously occupied by NatWest Bank and still benefits from the large walk in safe/strong room. Internally there is a suspended ceiling, air conditioning, solid floor, kitchenette, WC and rear pedestrian access. Above the former bank is a self contained and two story office which lends itself to residential conversion.

Terms

TO LET: The ground floor former bank is available by way of a new effective full repairing & insuring lease at a commencing rent of £41,500 per annum exclusive. The upper floors may be available to lease by way of separate negotiation.

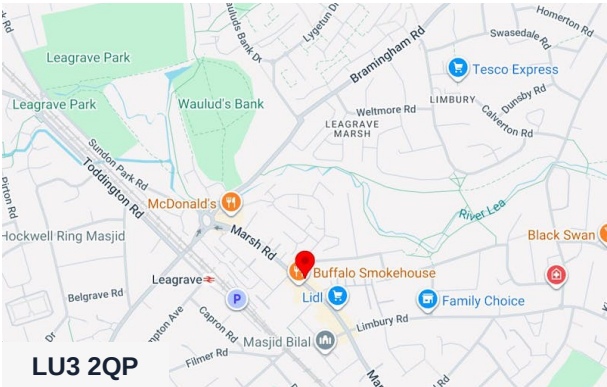
FOR SALE: The freehold interest in the entire property (ground, first and second floor) is available, with vacant possession, for £600,000.

VAT

We are verbally advised VAT is not applicable.

Fees

Each party is to bear its own professional fees incurred.



Viewing & Further Information



Stephen Wood

01582 401 221 | 07798 610 003
s.w@srwood.co.uk



Jacob Wood

01582 401 221 | 07401 221 022
j.w@srwood.co.uk