



King House, (Basement) 13 King Street, Luton, LU1 2DW

Town Centre Commercial Space

Summary

Tenure	To Let
Available Size	408 sq ft / 37.90 sq m
Rent	£18,000 per annum
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- High Quality Fit-Out
- Basement Level
- Flexible Use

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Location

The property is situated on King Street, which is located within Luton town centre between George Street and Stuart Street (A505). All town centre amenities are within walking distance including: Luton Point (shopping centre), Bedfordshire University, Luton Mainline train station, retail premises, food and beverage premises, banks, pubs, bars, etc.

Description

The available space is at basement level to the rear of 13 King Street. It comprises 3 treatment rooms together with an entrance lobby and twin WCs. The space has been fitted out to a high standard. It may be suited for continues beauty/aesthetics use or other commercial uses to include office, storage, showroom, etc.

Terms

Available upon a new lease for a term to be agreed at a commencing rental of £18,000 per annum exclusive.

Rateable Value

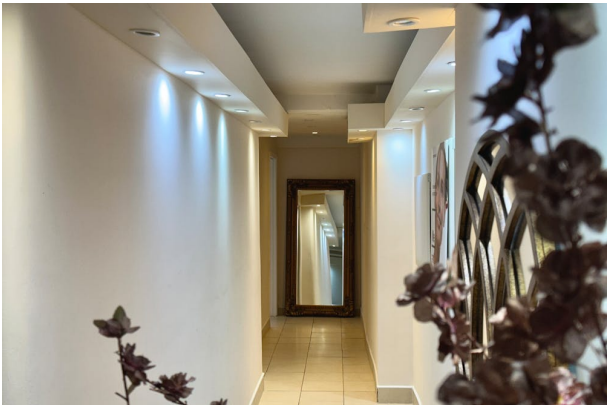
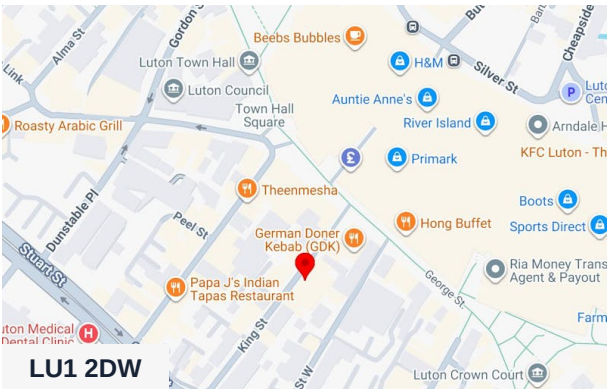
The rateable value is £5,700 (please note this is not rates payable and likely means an occupier will pay nil rates).

VAT

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

Legal Costs

Each party to bear its own costs incurred.



Viewing & Further Information



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