

TO LET

RETAIL PREMISES

Jessop & co



Unit 8, Luton Mall, George Street, Luton, LU1 2TY

- Ground floor retail unit of 496 sq ft within covered shopping centre
- Major pedestrian link from George Street to the Mall Shopping Centre
- Excellent footfall
- Close to McDonald's, Primark and many multiple retailers
- Available on a new lease with flexible terms
- Ready for immediate occupation

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LOCATION

Luton is a major South East commercial centre within the county of Bedfordshire. It is located 33 miles (53 km) north of London and benefits from excellent road communications being situated adjacent to junctions 10 & 11 of the M1 Motorway providing access to London to the south and Milton Keynes and Birmingham to the northwest.

There are direct rail links to central London with a fastest journey time of 24 minutes to St Pancras International providing connectivity to the European Rail Network. Luton Airport is situated nearby providing both domestic and international flights.

SITUATION

The property occupies a prominent position fronting onto George Street, a pedestrian precinct and the dominant shopping street within Luton town centre. It also benefits from an opening into The Mall Shopping Centre, which acts as a major footfall driver. Retailers represented in the immediate vicinity include Primark, McDonalds, Debenhams, and Lloyds Bank.

The Mall Shopping Centre originally opened in 1972 as The Arndale Shopping Centre. It has 128 retail units and provides 754,556 sq ft of floor space. There is parking provision for 2,300 cars.

DESCRIPTION

The property comprises a small shopping arcade arranged to provide ten individual retail units within the property, with two opening onto George Street including one occupied by McDonalds. A rear loading bay accesses the premises at basement level.

FLOOR AREA

The premises have the following dimensions & net internal floor areas:

Gross Frontage:	22ft 5ins
Internal Width:	21ft 2ins
Shop Depth:	23ft 5ins
Sales Area:	496 sq ft

All floor areas are in accordance with the RICS Code of Measuring Practice.

BUSINESS RATES

The property has a Rateable Value of £13,000.
The current multiplier for 2018/19 is £0.493 payable.



LEASE

The property is available on a new lease direct from the freeholder on flexible terms.

QUOTING TERMS

The property is available on a new lease at a rent of £13,200 per annum exclusive.

LEGAL COSTS

Each party to meet their own costs.

VAT

All rents are quoted exclusive of VAT.

EPC

To be confirmed.

For viewings and further information please contact the sole agent:

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