

# TO LET

RESTAURANT/CAFE

# Jessop & co



**12 Gordon Street, Luton, LU1 2QP**

- Fully fitted restaurant/cafe premises
- Available on a new lease
- Excellent town centre location close to St George's Square & Galaxy entertainment centre
- Available with full fixtures & fittings

# 12 Gordon Street, Luton, LU1 2QP

## LOCATION

The property occupies a prominent trading location on the west side of Gordon Street in the heart of Luton town centre close to its junction with St George's Square and in close proximity to The Mall Shopping Centre and the Galaxy entertainment centre.

Luton railway station is close by as are a number of car parks.

## DESCRIPTION

The property comprises a fully fitted restaurant/cafe premises arranged on ground floor currently trading as "Downtown" which the current owners have built up to be a highly successful business specialising in hot food and ice cream deserts.

The ground floor comprises a restaurant with seating for 50 covers whilst to the rear are extensive kitchen, food preparation and storage areas. There are male & female toilets also to the rear.

The business is available as a going concern with a new lease being offered direct from the freeholder on terms to be agreed.

## FLOOR AREA

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

Internal Width:	19ft 10ins
Shop Depth:	59ft 8ins
Ground Floor Sales:	1,137 sq ft
Storage:	107 sq ft

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

## BUSINESS RATES

The property has a Rateable Value of £16,250.

The current multiplier for 2018/19 is £0.493 payable.



## LEASE

The property is available on a new lease direct from the freeholder on terms to be agreed.

## QUOTING TERMS

The property is available on a new lease at a rent of £18,000 per annum exclusive.

A premium of £69,995 is sought for the goodwill of the existing business and all fixtures & fittings. Further details are available on request.

## LEGAL COSTS

Each party to meet their own costs.

## VAT

To be confirmed.

## EPC

The property has an EPC rating of C (58).

**For viewings and further information please contact the sole agent:**

**Paul Jessop MRICS**  
**Jessop & Co**  
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