

FOR SALE

Business Unit

Jessop & co



25/33 Hastings Street, Luton, LU1 5BE

- Business unit of 2,589 sq ft
- Warehouse/workshop of 1,998 sq ft
- Suit a variety of uses
- Located within Luton town centre
- Easy access to M1 Motorway

25/33 Hastings Street, Luton, LU1 5BE

LOCATION

The property is located on Hastings Street just off the A505 Chapel Viaduct which forms the town's inner ring road. The A505 provides easy access to both Junctions 10 & 11 of the M1 Motorway and London Luton Airport.

Luton town centre is within a short walk with easy access to the town's shopping facilities and Luton Railway Station.

DESCRIPTION

The property is situated on the east side of Hastings Street and comprises a detached business unit arranged to provide two storey office and ancillary accommodation at the front of the property with a single storey warehouse/workshop to the rear. There is a single loading door to the side of the property.

The property benefits from the following features:

- Town centre location
- 6 car parking spaces
- Double glazed windows
- Gas heating
- Side loading door
- Max eaves height of 5.3m

The property is currently being used for the assembly and storage of window blinds but may suit a variety of uses subject to planning & superior landlords consent (if required).

FLOOR AREA

Warehouse/workshop -	1,998 sq ft (185.64 sq m)
Offices -	591 sq ft (54.87 sq m)
Total -	2,589 sq ft (240.51 sq m)

All floor areas are calculated on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice.

BUSINESS RATES

The property has a Rateable Value of £13,500.

Please note this is not the amount payable. We would recommend prospective occupiers make their own enquiries of Luton Borough Council as to the amount of business rates payable.



LEASE

The property is available by way of an assignment of a ground lease dated 15th November 1983 for a term of 99 years from 1st October 1983 expiring on 30th September 2082 thereby having over 63 years unexpired.

The lease is subject to the payment of a ground rent reviewable every five years. The current ground rent payable is £4,000 per annum.

QUOTING TERMS

Offers in excess of £310,000.

LEGAL COSTS

Each party to meet their own costs.

VAT

VAT will not be payable.

EPC

D (98). A copy of the certificate can be provided.

For viewings and further information please contact the sole agent:

Paul Jessop MRICS
Jessop & Co
01582 346110
paul@jessopco.co.uk

Misrepresentation Act

Jessop & Co Ltd for themselves and the vendors or lessors whose agents they are, give notice that these particulars are for general guidance only and do not constitute any part of any offer or contract. All descriptions, dimensions, distance or area given or any reference made to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No employee of Jessop & Co Ltd has any authority to make or give any representation of warranty whatever in relation to this property. Any price or rent quoted might be subject to VAT and any prospective purchaser or tenant must satisfy themselves concerning the correct VAT position. We have not been able to test any services or installations and is advised that interested parties arrange for qualified persons to check them before entering into any commitment. Jessop & Co Ltd will not be liable in negligence or otherwise for any loss arising out of the use of these particulars. June 2019.

