# FOR SALE Business Unit





### 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

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#### 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)

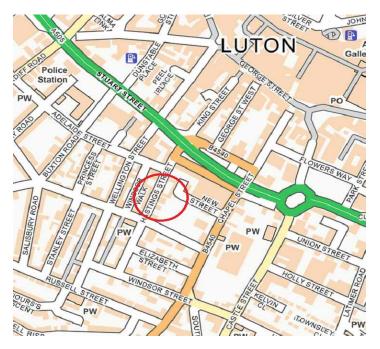
Total - 2,589 sq ft (240.51 sq m)

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  $\pounds4,000$  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

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