

FOR SALE

NEW RETAIL UNITS

Jessop & co



30 & 32 Gordon Street, Luton, LU1 2QP

- Two ground floor retail units of 2,678 sq ft & 7,396 sq ft
- New landmark building
- Town centre location
- Close to Mall Shopping Centre & Galaxy entertainment complex
- May suit other uses subject to planning

30 & 32 Gordon Street, Luton, LU1 2QP

LOCATION

30 & 32 Gordon Street occupies a prominent location on the west side of Gordon Street within short walking distance of the Galaxy entertainment centre and Mall Shopping Centre. Luton town mainline railway station is within walking distance.

The M1 motorway and London Luton Airport are a short drive away.

DESCRIPTION

30 & 32 Gordon Street comprises a new landmark development on the site of the former Liquid Nightclub which is under construction to provide commercial units on part of the ground floor with residential above.

The available accommodation is located on the ground floor and comprises two self-contained retail units. Other uses might be possible subject to planning.

Each unit will have the benefit of its own entrance from Gordon Street and will be completed with mains services ready for an occupier to undertake its own fit out.

FLOOR AREAS

The available units will have the following floor areas:

Unit 1

Ground Floor:	5,180 sq ft (481.28 sq m)
Mezzanine:	2,216 sq ft (205.86 sq m)
Total:	7,396 sq ft (687.14 sq m)

Unit 2

Ground Floor:	2,678sq ft (248.82 sq m)
Total:	2,678 sq ft (248.82 sq m)

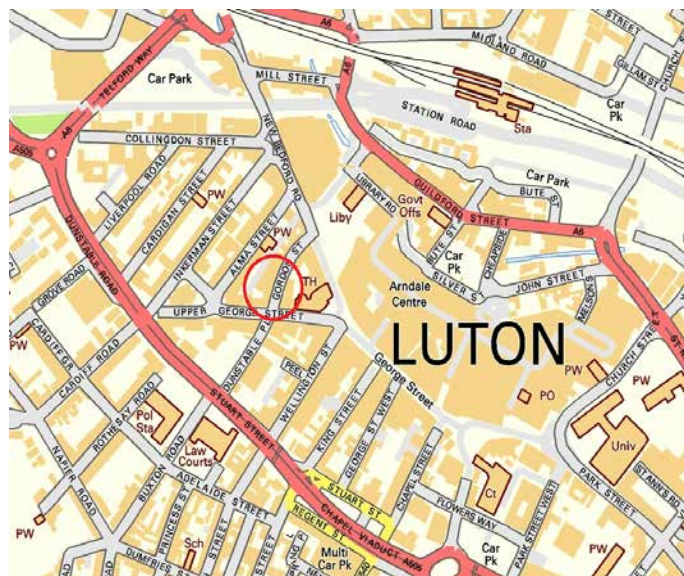
It may be possible to combine both units to provide a single retail unit extending to 10,074 sq ft (935.98 sq m).

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

RATING

The retail units will require a rating assessment on completion.

Further details are available upon request.



TERMS

The two units are available to purchase on a new long lease at a nominal ground rent

Alternatively the landlord may be prepared to let the units by way of new full repairing and insuring leases for a negotiable term.

A service charge will be payable for the upkeep of the common part areas.

QUOTING PRICE/RENT

Upon application.

LEGAL COSTS

Each party to meet their own costs.

VAT

All prices and rents are quoted exclusive of VAT.

EPC

To be assessed on completion.

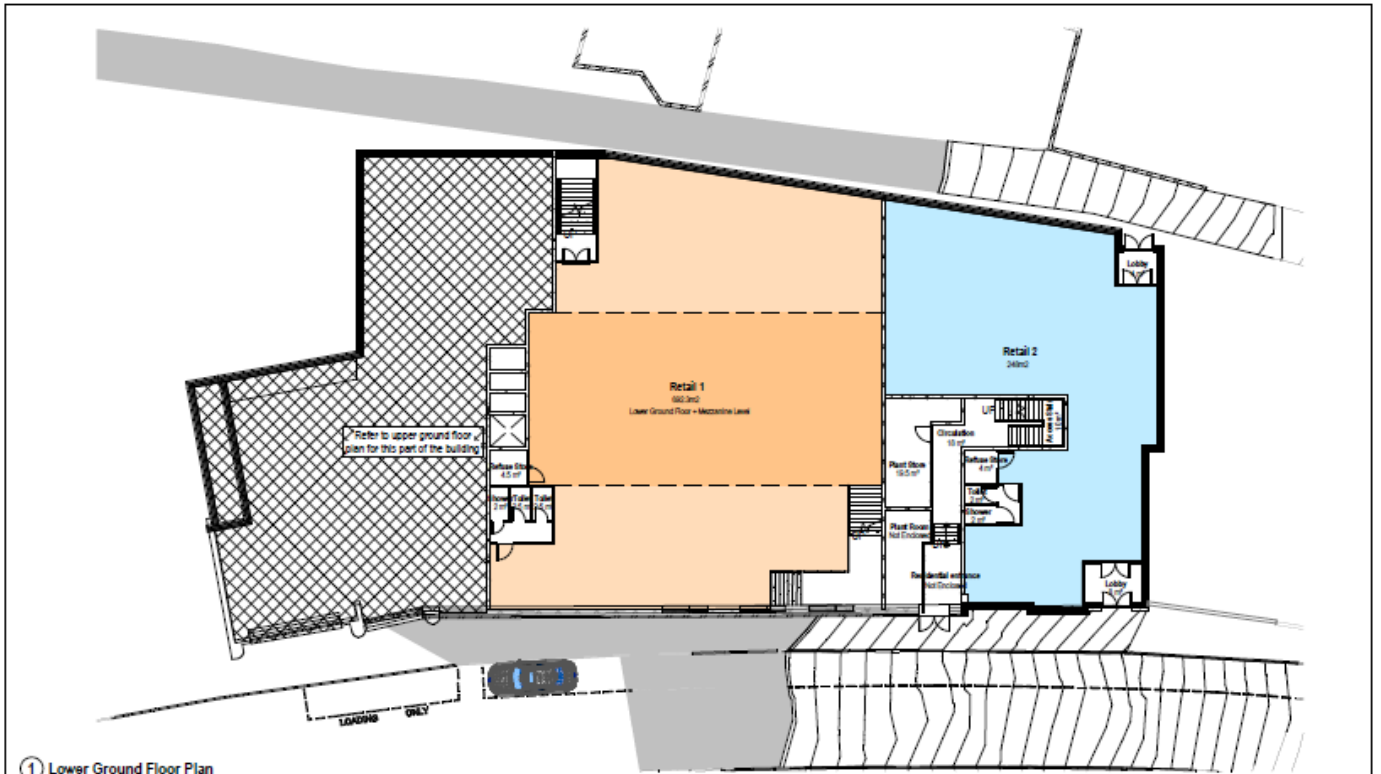
For viewings and further information please contact the retained agents:

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

Penrose Estate Agents
01582 280818
richard@penrose-ea.com

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1 Lower Ground Floor Plan
1:200

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- 5. Check with the planning authority.
- 6. For the purpose of construction, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

CLIENT	
Imperial Blue Finance	
PROJECT	
Gordon Street, Luton	
A	Mezzanine level added
REV	DESCRIPTION

DRAWING	
Retail Sales Plan	
SCALE	
1:200	
DATE	
07/01/19	
DAY DRAWING No.	PROJECT No.
AL-00-100	RET-19
DRAWING STATUS	
INFORMATION	

DAY

DAY Architectural Ltd
Studio 1, Larnaca Building
77 The Quadrant, Manchester, M2 3BW

T: 0161 624 8700
W: www.dayarchitectural.com