

6-8 Park Street, Luton

Substantial Town Centre Premises

First & Second Floor, 6-8 Park Street, Luton, Bedfordshire, LU1 3EP

To Let



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Key Features:

- Prominent Town Centre Location
- Predominantly Open Plan
- Various Uses Possible (STPP)
- Flexible Terms

Accommodation:

Floor	SqFt	M2
First Floor	5,812	540
Second Floor	2,799	260
Total	8,611	800

Video-Tour:

A video-tour of this property has been produced.
Please [click here](#) to view it.

Location:

Luton is one of the largest towns in the UK without city status. The town has exceptional connectivity, benefitting from an international airport and 3 train stations with high-speed services to London St Pancras. Furthermore, the town is served by various arterial routes, notably the M1 (J10, J11 & J11A), the A505 and the A6.

The subject property is prominently positioned on Park Street within the pedestrianised part of Luton town centre, just off George Street. All town centre amenities are within proximity, including:

- University of Bedfordshire: 115m
- Luton Point shopping centre: 45m
- Mainline Train Station: 460m (0.28 miles)
- Proposed Power Court LTFC Stadium: 300m (0.18 miles)

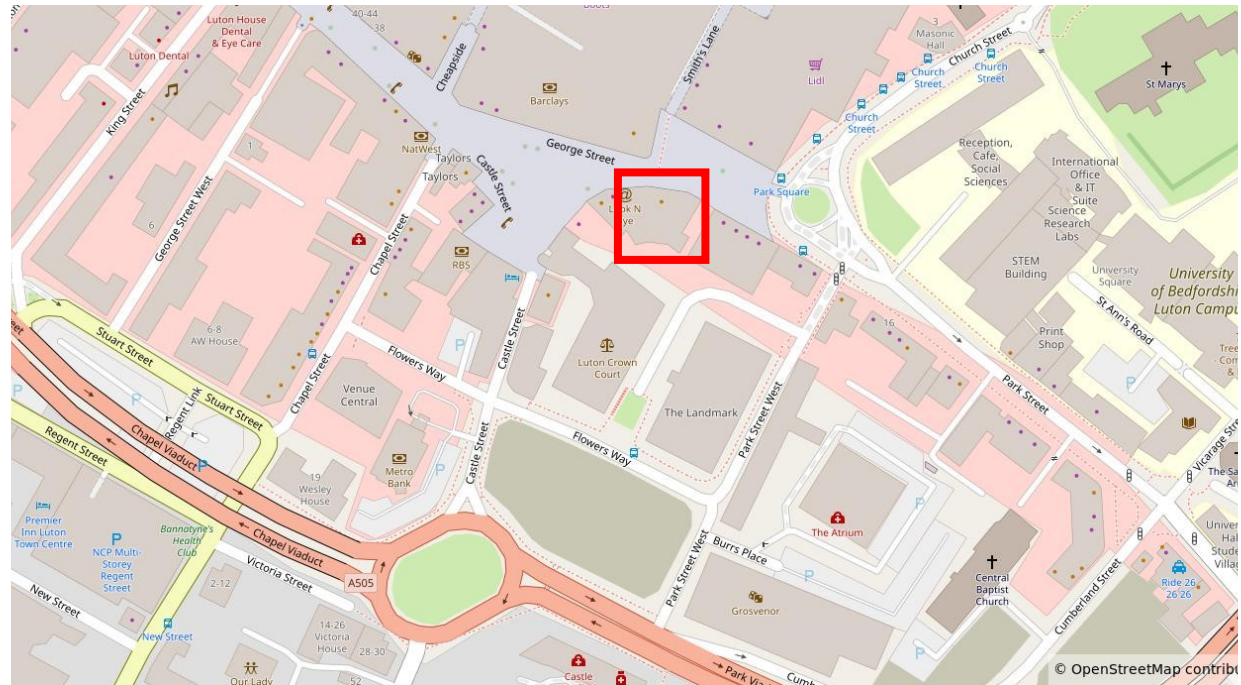
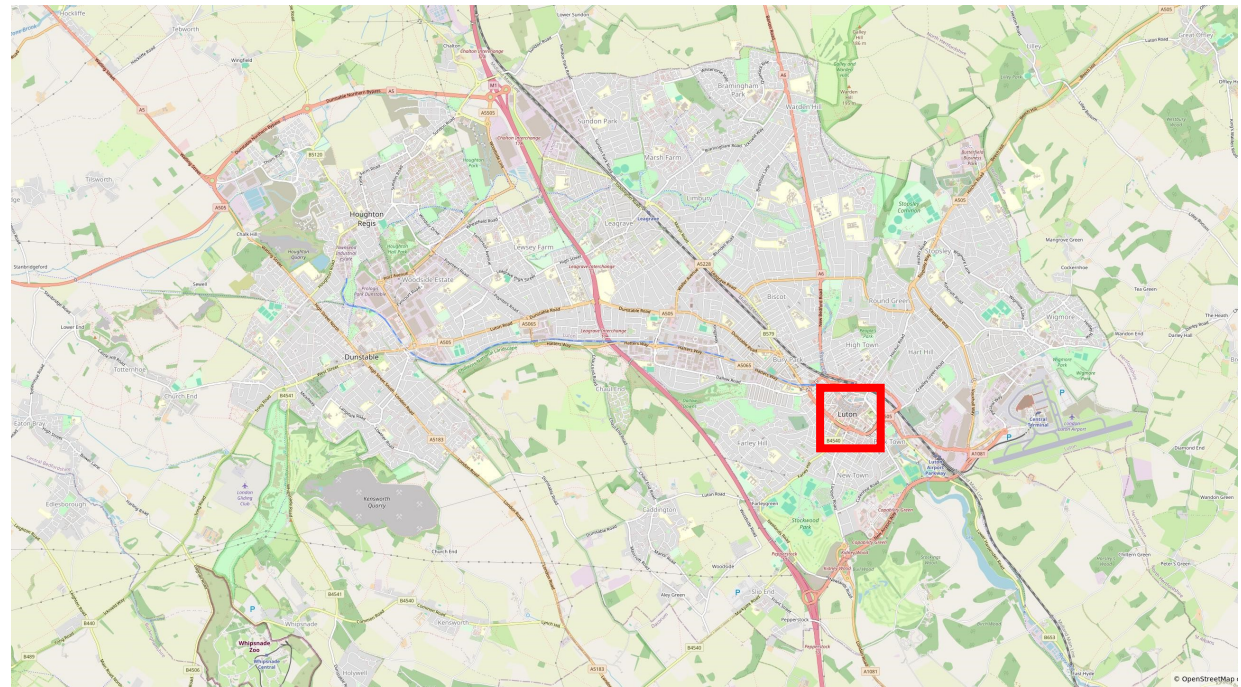
Description:

The property is arranged over ground, first and second floor, comprising a public house on the ground and a former gym (now vacant) at first and second floors.

The vacant upper floors are predominantly open plan and benefit from solid floors, suspended ceiling, LED lighting, WC facilities, changing room, a central stairwell, a fire exit stairwell, and ground floor access onto Park Street.

The property was most recently used as a gym but could potentially be used for other uses such as showroom, church, education, leisure, bar, restaurant or an office (STPP).

First floor ceiling height = 11ft (3.35m)
Second floor ceiling height = 10ft (3.10m).





Terms:

The property is available upon a new Full Repairing & Insuring (FRI) lease for a term to be agreed and for **£45,000** per annum exclusive.

Rateable Value:

The Rateable Value for the first and second floor premises is £48,000 (please note this is not rates payable). Further information is available at www.tax.service.gov.uk

VAT:

All costs are subject to VAT at the appropriate rate, if applicable. We are advised by our client that the rent is not subject to VAT.

Legal Costs:

Each party are to bear their own legal and professional costs incurred.



Viewing:

For further information or an appointment to view, please contact joint sole letting agencies S.R. Wood & Son or Ward Property Consultants.

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INDEPENDENT SPECIALISTS IN COMMERCIAL REAL ESTATE SINCE 1981

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