

TO LET – LOCKUP RETAIL/OFFICE UNIT



17 Lyneham Road, Luton, Bedfordshire, LU2 9JS

479 Sq. Ft (44.48 Sq. M)

£13,000 Per Annum Exclusive

- Popular Out of Town Retail/Office Destination
- Ancillary Lockup Garage and Gated Yard Area Including Rear Access to The Unit
- Electric Security Roller Shutters to Frontage and Customer Entrance
- Suitable For a Variety of Uses Within Use Class E
- Eligible for Small Business Rates Relief

Location:

Situated within a diverse retail parade of 12 units on Lyneham Road in the Vauxhall ward of Luton. The parade is set within a heavily dense residential area and is within 1.5 miles of London Luton Airport and Luton Parkway Train Station respectively, 1.8 miles of A505, and 2.5 miles of Junction 10 of the M1 motorway.

Description:

Comprising a ground floor lock up tertiary retail unit. The unit benefits from a glazed aluminium frontage with electric security roller shutters, sizable external signage space, W/C, and suspended ceiling with recessed LED lighting and A/C units. The unit also benefits from ancillary storage by way of a lockup garage with roller shutter access and additional staff/customer parking by way of a gated hardstanding yard to the rear.

Terms:

The premises are to be let on a new effective full repairing and insuring (FRI) lease for a term to be agreed at a rental of **£13,000 per annum exclusive**.

VAT:

The property is not elected for VAT and therefore, not payable on the lease.

EPC:

TBC

Accommodation:

The property has been measured on a net internal basis in accordance with the RICS Property Measurements Standards 6th Edition.

Areas quoted are approximate and should not be held as 100% accurate.

Accommodation	Sq. Ft	Sq. M
Ground Floor Retail Unit	479	44.48
Lock-up Garage	152	14.11
Yard	913	84.84

Business Rates:

From enquiries we understand that for the current year the rateable value is £5,900* per annum with rates payable in the order of **£2,944 per annum**

*Eligible for small business rates relief. Interested parties are urged to contact the local authority for further information.

Viewings:

Strictly by appointment. For further details please contact;

Chris Richards

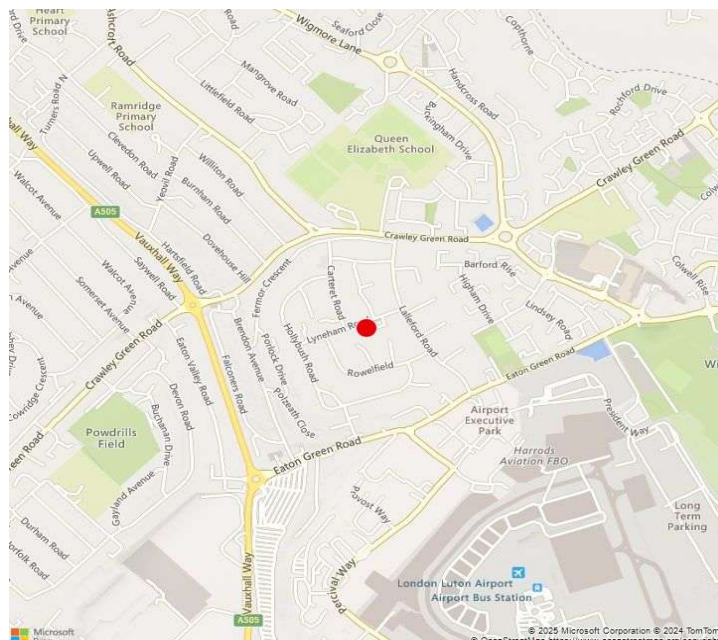
01582 550 210

chris.richards@kirkbydiamond.co.uk

Hannah Niven

01462 414 040

hannah.niven@kirkbydiamond.co.uk



DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference 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 person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP