

TO LET

1,626 Sq Ft (151.06 Sq M)

- Prime pitch retail unit
- Restaurant/Takeaway use
- Fully fitted stainless steel commercial kitchen and prep area
- Ancillary basement storage
- Dine-in seating area



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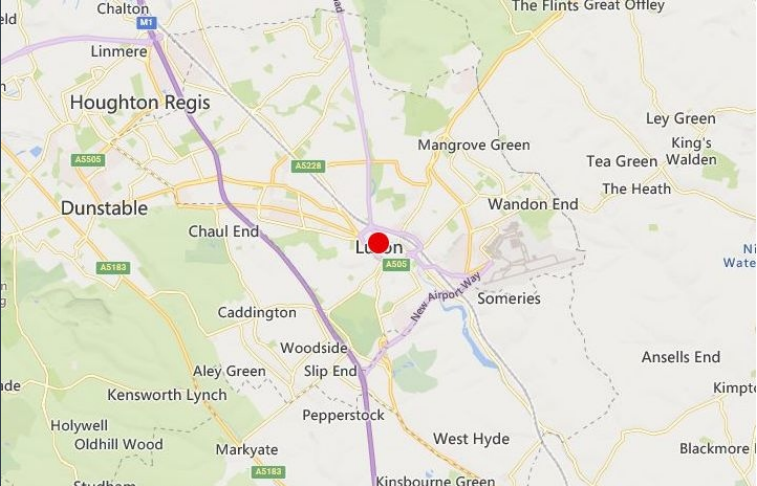
Manchester Street, Luton, LU1 2BQ

>D KirkbyDiamond

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LOCATION

- Located on Manchester Street in the heart of Luton Town Centre
- In very close proximity to the Luton Point and Galaxy, with other nearby occupiers including, JD Wetherspoon, Costa Coffee, Nationwide, Nandos, and Sports Direct
- Good access to the M1 Motorway (Junction 10 & 11), A5 & A6 road links
- Luton's mainline train station within walking distance
- London Luton Airport within 4 miles

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 Google Maps

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DESCRIPTION

- Comprising a highly prominent restaurant/takeaway unit within Luton's Town Centre
- The unit benefits from excellent frontage onto Manchester Street, full stainless steel kitchen and prep area, dine-in seating area, and ample ancillary basement storage

TERMS

Available by way of assignment of the existing lease at the passing rent of £55,000. VAT is payable.



ACCOMMODATION (Net Internal Area*)

Ground floor retail	55.18 SQ M	594 SQ FT
Ground floor ancillary	37.81 SQ M	407 SQ FT
Basement storage	58.06 SQ M	625 SQ FT
Total	151.06 SQ M	1,626 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-77

Business Rates: The rateable value is £39,500. For the rates payable please contact us or www.voa.gov.uk

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