

# FOR SALE

2,382 Sq Ft (221.29 Sq M)

- Prime retail investment opportunity
- Luton Town Centre
- National Franchise
- Neighbouring national occupiers



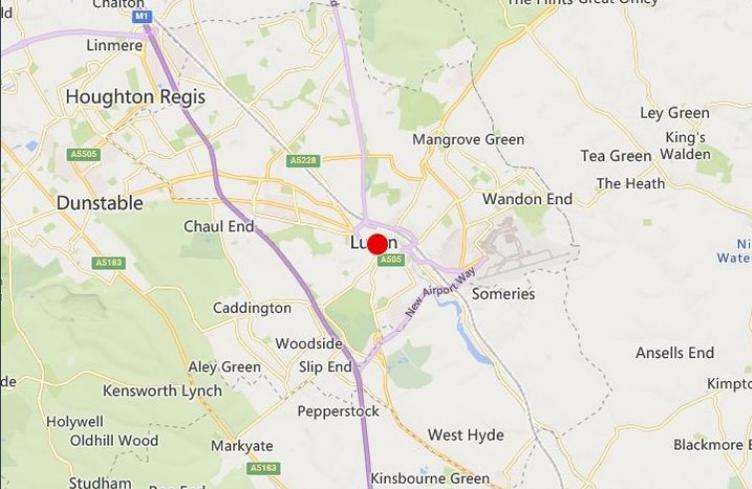
**57-59 George Street**  
Luton, LU1 2AL

**KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- This investment is situated within the pedestrianised Luton town centre, in the middle of George Street, which is the town's main high street
- The property is opposite the entrance to The Mall shopping centre and benefits from high levels of public footfall as a result
- In the vicinity are a mixture of local, regional, national and international businesses - most notably Primark, McDonalds, Specsavers, NatWest, Nationwide, Santander and Lloyds
- Luton Mainline Train Station, Bedfordshire University, and The Mall shopping centre are a few minutes' walk away

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Google Maps

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## DESCRIPTION

- This is a highly prominent property, situated at the heart of Luton Town centre which benefits from high levels of footfall and daily custom ensuring longevity of the leasehold interest
- The property is split across ground floor and basement, with the ground floor benefitting from an extensive fit-out by the current tenant who is trading as part of the German Doner Kebab franchise.
- Let to Tas Foods Limited t/a German Doner Kebab on a 15- year lease commencing 2018 at a passing rent of £30,000 per annum exclusive giving a gross investment yield of 6.06%. There is a rent review due in 2026 followed by a tenant-only break option in 2028.

## TERMS

The freehold interest is available at a quoted price of £495,000 exclusive. VAT is not payable on the purchase price.

## ACCOMMODATION (Net Internal Area\*)

<b>Total</b>	<b>221.29 SQ M</b>	<b>2,382 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: D-82**

**Business Rates:** The rateable value is £33,750. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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