

FOR SALE/TO LET

1,420 Sq Ft (131.92 Sq M)

- › Town Centre Workshop Unit
- › Accommodation Over Load Bearing Ground And Basement Floors
- › Three Phase Power
- › 2 Parking Spaces To The Rear

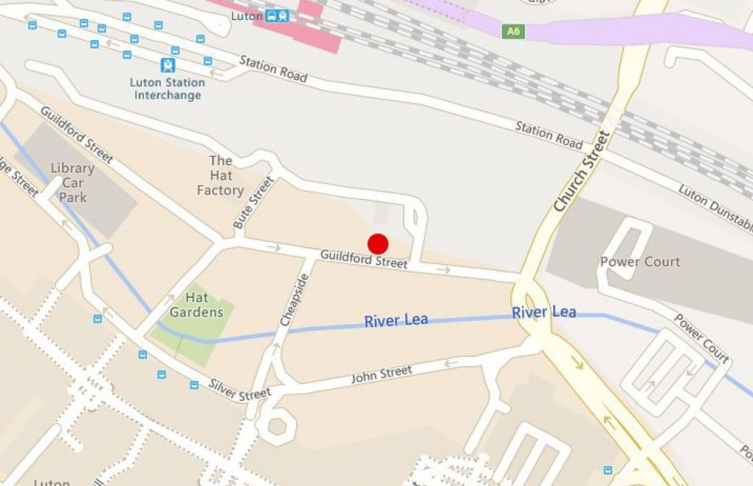


22B Guildford Street

Luton, LU1 2NR

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eddisons.com





Location

- The property is located on Guildford Street in Luton Town Centre
- Luton Mainline Train Station = 135m (2 minute walk)
- The Mall (Bute Street Entrance) = 191m (3 minute walk), and Bedfordshire University = 421m (10 minute walk)

/// what3words

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Google Maps

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Description

- A rarely available end of terrace workshop/office in the heart of Guildford Street, available by way of the long leasehold interest of 999 years from 1992
- The property benefits from a ground floor workshop/office/retail area with the addition of a useable basement
- There is phase three electrics and solid concrete floors
- To the rear are two parking spaces
- The property also includes the access way to the left hand side to access the rear yard and parking spaces

Terms

The long leasehold interest is available at a quoted price of £245,000.

Available by way of a new FRI lease for a term to be agreed at a rent of £15,000 per annum exclusive.

VAT is not applicable.

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Accommodation (Gross Internal Area*)

Ground Floor	71.35 SQ M	768 SQ FT
Basement	60.48 SQ M	651 SQ FT
Total	131.92 SQ M	1,420 SQ FT

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

EPC: TBC

Business Rates: The rateable value is £11,500. For the rates payable please contact us or www.voa.gov.uk

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