

**PRIME SHOP TO LET****PRIME SHOP TO LET****40-44 George Street, Luton, LU1 2AZ****18,650 sq.ft on Ground & Basement**

- Prime shop on main pedestrian shopping street
- Walk through customer entrance into Luton Mall & The Mall Shopping Centre
- Extensive shop frontage
- 12,240 sq.ft retail ground floor plus basement
- Large open & spacious retail space
- Retail & Leisure Use

## **Location**

The property is in a prime location on George Street, which is the main pedestrian shopping street in Luton.

The property is situated close to Luton Mall & The Mall Shopping Centre main entrances.

Nearby occupiers include Primark, Savers, Lloyds Bank & McDonalds.

## **Description**

Retail & Leisure premises arranged over ground and basement floors with customer entrances direct onto George Street and Luton Mall.

The retail space is open plan and spacious.

Servicing is at basement level from a service yard shared with The Mall Shopping Centre.

## **Accommodation**

The property is arranged on ground and basement providing the following approximate net internal floor areas.

Ground Floor Sales	12,240 sq.ft	1,137 sq.m
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Basement Storage	6,410 sq.ft	595 sq.m
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## **Key Features**

- Prime location on main pedestrian shopping street
- Direct customer entrance into Luton Mall & The Mall Shopping Centre thereafter
- Extensive shop frontage
- Open plan and spacious
- Retail & Leisure Use
- New lease terms available

## **Tenure**

New Leasehold Terms Available.

## **Rent**

£200,000 per annum exclusive

## **Rates**

Rateable Value - £218,000

Interested parties should verify this information with Luton Borough Council.

## **VAT**

VAT is applicable.

## **Legal Costs**

Each party is to bear their own legal and professional costs.

## **EPC**

Upon Request.

## **Viewing & Further Information**

By prior appointment only.

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