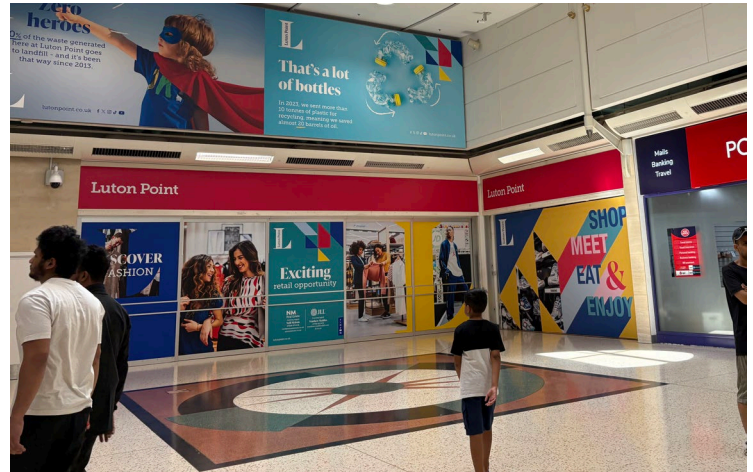


# CLASS E OPPORTUNITY

# LUTON

## UNIT 31-33

## FRASERS PLUS LUTON



### Description

The subject premises are situated in a prominent corner position within Frasers Plus Luton Shopping Centre. The unit is opposite **New Look**, **Waren James** and close to **Lidl**.

Frasers Plus Luton has over 900,000 sq.ft. of retail and leisure within the scheme. The scheme is anchored by **Sports Direct**, **Primark**, and **Boots**. Recent openings within the scheme include **Black Sheep Coffee**, **Clarks** and **Miniso**, with the scheme benefitting from an annual footfall of 15.5 million.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises are arranged over ground and basement floors providing the following approximate areas:

<b>Ground Floor</b>	5,134 sq. ft.	(477 sq. m)
<b>Basement</b>	3,874 sq. ft.	(359.9 sq. m)
<b>TOTAL</b>	9,008 sq. ft.	(836.9 sq. m)

### Lease

The premises is available by way of a new lease for a term to be agreed.

### Rent

# £120,000

per annum exclusive.

### Service Charge

The current service charge for the financial year is £62,055 per annum.

### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£99,500
<b>UBR (26/27)</b>	0.43p

All parties are to be advised to make their own enquires to the relevant authority.

### EPC

Available on request.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

### Viewing

Strictly by appointment through joint agents, **Green & Partners**, contacting:

**Mike Willoughby**      **07810 480291**  
[mike.willoughby@greenpartners.co.uk](mailto:mike.willoughby@greenpartners.co.uk)

**Adam Bindman**      **07825 442413**  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

**Ben Sykes**      **07572 075103**  
[ben.sykes@greenpartners.co.uk](mailto:ben.sykes@greenpartners.co.uk)

Or, **JLL**, contacting:

**Matthew Maddox**      **07768 812975**  
[matthew.maddox@jll.com](mailto:matthew.maddox@jll.com)

**Monty Bradbury**      **07860 674710**  
[monty.Bradbury@jll.com](mailto:monty.Bradbury@jll.com)

*Subject to Contract*



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