

CLASS E OPPORTUNITY

LUTON

UNIT 43-45

LUTON POINT

SHOPPING CENTRE

Description

The subject premises is located in a prime position on Melson Street within Luton Point Shopping Centre. The unit sits amongst a number of local operators, whilst also being near to **Lidl**, **New Look**, and **Warren James**.

Luton Point 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 floor and basement providing the following approximate areas:

Ground Floor	1,759 sq. ft.	(163.3 sq. m)
Basement	1,456 sq. ft.	(135.3 sq. m)
TOTAL	3,215 sq. ft.	(299 sq. m)

Lease

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

Rent

£65,000

per annum exclusive.

Service Charge

The current service charge for the financial year is £32,119 per annum.

Subject to Contract



Business Rates

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

Rateable Value	£51,500
UBR (25/26)	0.555p

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

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Or, **JLL**, contacting:

Matthew Maddox **07768 812975**
matthew.maddox@jll.com

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