

# CLASS E OPPORTUNITY

## LUTON

### UNIT 98

### LUTON POINT

### SHOPPING CENTRE



#### Description

The subject premises is located in a prime position on Feast Street within Luton Point Shopping Centre. The unit sits adjacent to **O2**, as well as sitting opposite **KFC** and **Greggs**.

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 area:

<b>Ground Floor</b>	1, 276 sq. ft. (118.6 sq. m)
<b>Basement</b>	786 sq. ft. (73 sq. m)
<b>TOTAL</b>	2,062 sq. ft. (192 sq. m)

#### Lease

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

#### Rent

# £55,000

per annum exclusive.

#### Service Charge

The current service charge for the financial year is £21,205 per annum.

*Subject to Contract*

