

# 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*



#### Business Rates

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

<b>Rateable Value</b>	£34,000
<b>UBR (25/26)</b>	0.499p

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)

