

# CLASS E OPPORTUNITY

# LUTON

## UNIT 116

## FRASERS PLUS LUTON

### Description

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

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 floor and basement providing the following approximate area:

Ground Floor	710 sq. ft.	(66 sq. m)
Basement	429 sq. ft.	(39.9 sq. m)
<b>TOTAL</b>	<b>1,139 sq. ft.</b>	<b>(105.9 sq. m)</b>

### Lease

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

### Rent

# £32,500

per annum exclusive.

### Service Charge

The current service charge for the financial year is £15,124 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>	£24,250
<b>UBR (26/27)</b>	0.382p

All parties are to be advised to make their own enquiries 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)

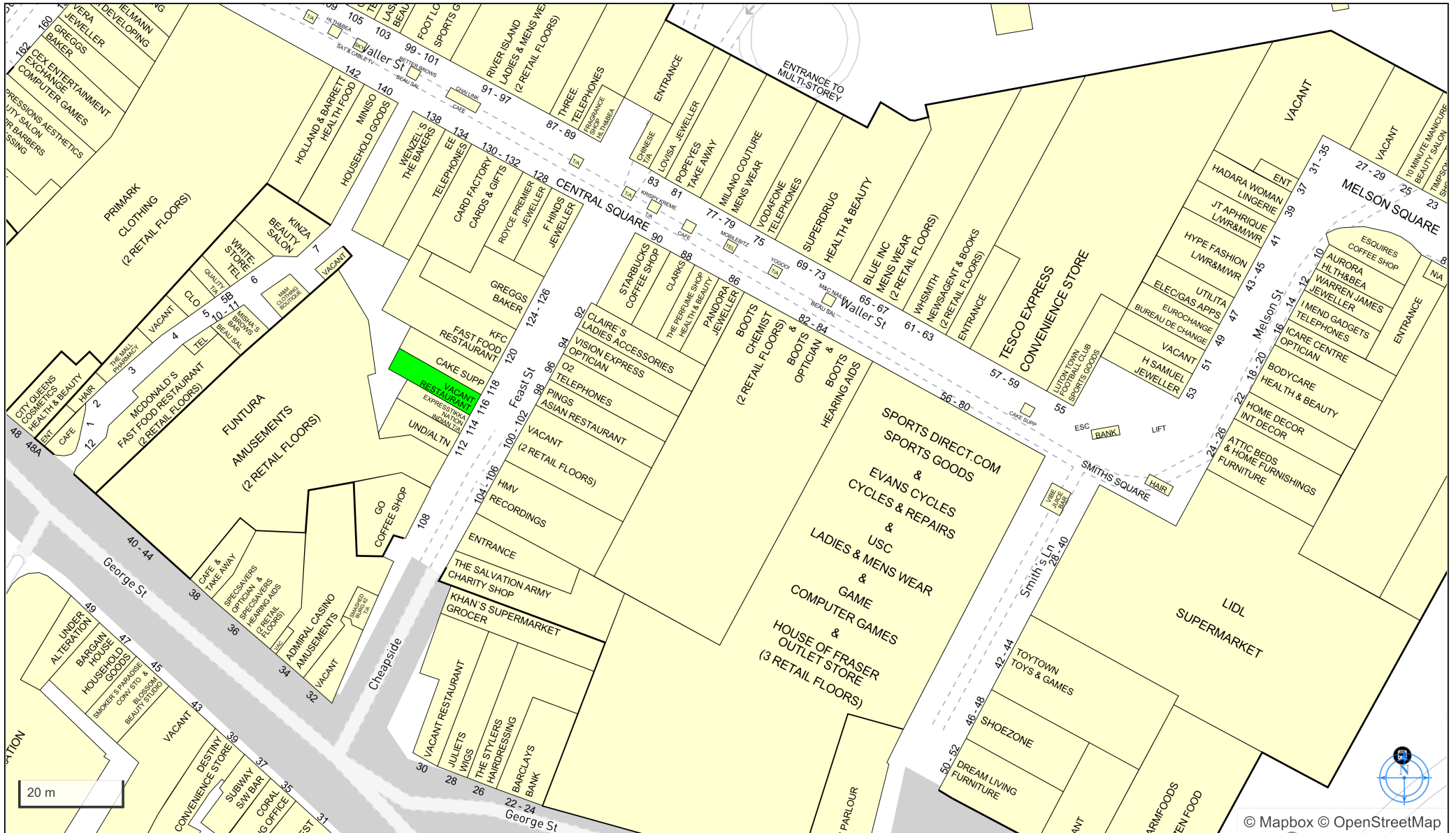
**Adam Bindman**      **07825 442413**  
[adam.bindman@greenpartners.co.uk](mailto:adam.bindman@greenpartners.co.uk)

**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**  
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