

Town Centre Commercial Premises

32a George Street, Luton, Bedfordshire, LU1 2AZ

TO LET

1,798 SqFt (167.04 m²)



LOCATION

The premises are located at first and second floor level off George St and are adjacent to one of The Mall's entrances. The town centre location provides various amenities including eateries, cafes, retail outlets, banks, etc. Within proximity are a healthy mixture of local, regional and national businesses.

DESCRIPTION

The premises are accessed off George Street at ground floor level and are arranged over first and second floor. The property is attractive both internally and externally, displaying period features including high windows, exposed brickwork and archways.

First Floor:

- 808 sqft (75.03m²)
- Open plan layout.
- Twin WC.
- High ceilings.
- Plentiful natural daylight.
- Period features.

Second Floor:

- 990 sqft (92.01m²)
- Predominantly open plan.
- High ceilings.
- Plentiful natural daylight.
- Period features.

TERMS

The premises are available upon a new internal repairing and insuring (IRI) lease, for a term to be agreed at **£14,000** per annum exclusive.

Parking within The Mall carpark is available upon request by way of separate licence (at a reduced rate for tenants).

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Plus VAT at the appropriate rate.

VIDEO-TOUR

Click [here](#) to watch a video-tour for the subject premises.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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