

COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**88-90 INKERMAN STREET
LUTON
BEDFORDSHIRE
LU1 1JD**

**PREMISES POTENTIALLY SUITED TO COMMUNITY / LEISURE PURPOSES
3,351 SQ FT (311.3M2)
TO BE LET**



LOCATION

Inkerman Street is situated within Luton Town Centre and links New Bedford Road and Collingdon Street to Dunstable Road. All town centre amenities are within walking distance.

DESCRIPTION

The property comprises an older style former church hall that has for many years been used as premises for a youth club and more recently as a place of worship. Accommodation is arranged on Ground & First floor level (with a Basement).

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract; ii) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Duncan Welch & Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Price or Rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

AMENITIES

Amenities include Male & Female w.c's
A Kitchen & A Stage

Please note that the property does not have any car parking, nor any external area.

SIZE

Ground Floor	=	2,588 sq ft (240.4m ²)
First Floor	=	400 sq ft (37.2m ²)
Basement	=	363 sq ft (33.7m ²)

TOTAL **3,351 sq ft (311.3m²)**

LEASE

The premises are available on a new lease for a term to be agreed. The lease will exclude the Security of Tenure & Compensation Provisions of the Landlord & Tenant Act 1954

RENT £25,000 PER ANNUM EXCLUSIVE.

VAT is not applicable to the rent.

BUSINESS RATES

The property is currently not listed for the purpose of Business Rates

BUILDINGS INSURANCE

The occupier will be required to reimburse the Landlord the cost of the annual building insurance premium.

PLANNING

We are given to understand that this property is considered as having permitted planning use under Class F1 (f) under the Town & Country Use Classes Order 2020.

LEGAL COSTS

The ingoing tenant to be responsible for payment of the landlords legal costs in the grant of a new lease.

VIEWING

By Prior Appointment via the sole letting agent