

**UNIT 1A 224 HIGHTOWN ROAD  
LUTON  
BEDFORDSHIRE  
LU2 0DN**

**2,900 SQ FT (271m<sup>2</sup>)  
MOTOR VEHICLE REPAIR WORKSHOP  
TO BE LET**



## **LOCATION**

The premises are located in Hightown Road within the round green district of Luton.

## **DESCRIPTION**

The property comprises an older style single storey, semidetached building. The ground floor provides workshop space with a partial first floor providing storage. Externally the property is allocated 5 car parking spaces.

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) That 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 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 and Rent may be subject to VAT and prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

## **AMENITIES**

- **Full Height Roller Shutter Loading Door**
- **Gas Warm Air Blower Heating**
- **Fluorescent Lighting**
- **Male & Female WC Facilities**

## **LEASE**

The premises are available on a new Full Repairing & Insuring Lease for a term of 5 years, the lease will exclude Sections 24 to 28 of The Landlord & Tenant Act 1954.

## **RENTAL**

**£28,000 PER ANNUM EXCLUSIVE**

## **V.A.T.**

VAT is not applicable to the rental.

## **BUSINESS RATES**

The property has a current rateable value of £11,500 with effect from 1<sup>st</sup> April 2017

## **SERVICE CHARGE**

The occupier will be required to contribute towards the estate service charge & reimburse the Landlord the cost of Gas & Electricity consumed in the building.

## **BUILDINGS INSURANCE**

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

## **OPERERATING HOURS**

The premises will be allowed to operate within normal business hours Monday through to Friday.

## **LEGAL COSTS**

The ingoing tenant is to be responsible for payment of the landlords' legal fees.

## **VIEWING**

Strictly by prior appointment via sole agent: -

**DUNCAN WELCH & COMPANY**  
**01582 - 725302**  
e-mail: [jameduncan@duncan-welch.co.uk](mailto:jameduncan@duncan-welch.co.uk)