

**DUNCAN
WELCH & CO**

01582 725302
www.duncan-welch.co.uk

- Commercial Property Sales & Lettings
- Property Management
- Valuations
- Dilapidations
- Rent Reviews

*Duncan Welch & Co
Peterson House
2a Tennyson Rd
Luton
Bedfordshire
LU1 3RT*

**UNIT 1 CRESCENT HALL
DUNSTABLE ROAD
LUTON
BEDFORDSHIRE
LU1 1BB**

**LOCK UP RETAIL UNIT WITH PROMINENCE TO DUNSTABLE ROAD
1,215 SQ FT (112.9m²)**



LOCATION

The premises are located in Dunstable Road, Luton adjacent to the Sainsbury's Superstore.

DESCRIPTION

The premises form part of a larger building known as Crescent Hall. They comprise a ground floor, lock up retail unit with window frontage to Dunstable Road and return window frontage to the Sainsbury's car park.

The unit is of regular rectangular shape and is equipped with a single WC. The property is presently divided by demountable partitioning to provide retail and storage areas. These can easily be re-configured.

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.

SIZE 1,215 sq ft (112.9m²)

TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed. The lease will exclude Section 24 to 28 of The Landlord & Tenant Act 1954.

RENTAL

£25,000 per annum exclusive.

V.A.T.

VAT will be applied to the rent.

BUSINESS RATES

We are informed that the premises have a current rateable value of £14,750 with effect from 1st April 2017.

SERVICE CHARGE

A service charge is applicable. Further information provided on request.

LEGAL COSTS

The ingoing tenant to be responsible for payment of the Landlords legal costs.

COMPLETION

Not before the mid to end of May 2021

VIEWING

By prior appointment via sole agent: -

DUNCAN WELCH & COMPANY
01582 - 725302
e-mail: jameduncan@duncan-welch.co.uk