

**DUNCAN
WELCH & CO**

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

**55 WALLER AVENUE
LUTON
BEDFORDSHIRE
LU4 9RP**

**SUBSTANTIAL GROUND FLOOR RETAIL UNIT & ANCILLARY
STORAGE**

TO LET



LOCATION

The premises is prominently sited in Waller Avenue, close to its junction with Beechwood Road. The premises enjoy considerable passing traffic and serve a mixed residential and commercial district.

DESCRIPTION

The premises comprise a sizeable lock up ground floor shop unit with ancillary storage.

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.

Built Frontage	=	17ft 6ins	(5.38m)
Window Frontage	=	14ft 4ins	(4.37m)
Average Internal Width	=	17ft	(5.18m)
Average Internal Depth	=	70ft 3ins	
Retail Area	=	1,287 sq ft	(119.52m²)
Ancillary Storage	=	393 sq ft	(36.5m ²)
Attached Garage/ Store	=	167 sq ft	(15.51m ²)

AMENITIES

- Electrically Operated Window Shutter
- Roller Shutter Loading Door to Garage
- Kitchen & WC
- Small Forecourt Area

TENURE

The premises are offered on a new full repairing & insuring lease for a term to be agreed. The lease will be excluded from Sections 24-28 of The Landlord & Tenant Act 1954

RENT

£28,000 per annum exclusive.

RENT BOND

The tenant will be required to provide the landlord with a rent bond

VAT

We are informed that VAT is not applicable to this property.

BUSINESS RATES

We are advised that the retail and storage accommodation has a current ratable value of £11,750 with effect from 1st April 2017.

LEGAL COSTS

The ingoing tenant is to be responsible for payment of the Landlords legal costs in this matter.

VIEWING VIA

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