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

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

**GROUND FLOOR LOCK UP RETAIL UNIT
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 ground floor lock up shop unit with a kitchenette and single WC

Built Frontage = 17ft 6ins (5.38m)

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Window Frontage	=	14ft 4ins	(4.37m)
Average Internal Width	=	14ft 10 ins	(4.53m)
Average Internal Depth	=	30ft 11ins	(9.43m)
Retail Area	=	457 sq. ft	(42.46m2)

AMENITIES

- Electrically Operated Window Shutter
- 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

£18,000 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

To be assessed

LEGAL COSTS

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

POTENTIAL USE

Conventional retail or office users will be considered. Restaurant or other hot food uses are not considered suitable in this instance

VIEWING VIA

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