

Lot 28

£30,000 Per Annum
Exclusive

59 George Street, Luton, Bedfordshire, LU1 2AL Freehold Retail Investment



Key Details

- Let on a 15 year lease until 2033 (subject to option)
- Prime pedestrianised location directly opposite Primark and an entrance to The Mall Shopping Centre
- Neighbouring occupiers include Primark, Santander, Specsavers, HSBC, Lloyds Bank and McDonald's

Location

Miles: 35 miles north of Central London,
22 miles south-east of Milton Keynes,
43 miles east of Oxford

Roads: M1, A5, A6

Rail: Luton Railway Station,
Luton Airport Parkway Railway Station

Air: London Luton Airport

Situation

The property is prominently situated in a prime location in Luton Town Centre on the south side of the busy and pedestrianised George Street, approximately 400 metres from Luton Railway station. The property lies directly opposite Primark and an entrance to The Mall Shopping Centre which houses retailers such as Boots, Costa Coffee, Greggs, Holland & Barrett, Tesco, KFC and LUSH. Other neighbouring occupiers include Primark, Santander, Specsavers, HSBC, Lloyds Bank and McDonald's.

Description

The property comprises retail accommodation on the ground floor and ancillary accommodation in the basement.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

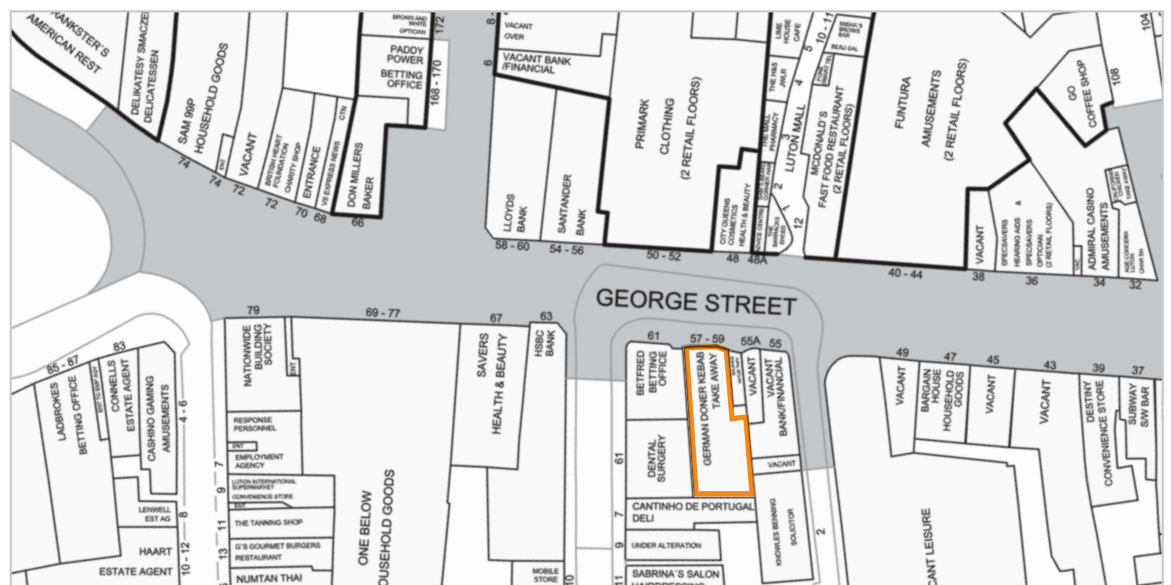
Energy Performance Certificate

See Legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	141.39 sq m (1,521 sq ft)	GERMAN	15 years from	£30,000	06/07/2026
Basement	Ancillary	85.39 sq m (919 sq ft)	DONER KEBAB (GDK)	06/07/2018 on a full repairing an insuring lease (1)		(05/07/2033)
Total		226.78 sq m (2,440 sq ft)			£30,000	

(1) The lease provides for a tenant option to determine on 06/07/2023 and 06/07/2028



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