

TO LET

COMMERCIAL RETAIL UNIT



whozoo.

LUTON

 **2 Manor Road, Luton, Bedfordshire LU1 3HN**

Price **£20,000**
Per Annum



Property Type

COMMERCIAL



Size

682 FT²



Tenure

LEASEHOLD



Borough

LUTON



Planning Granted

N/A



Existing Use

E

Tenanted



NO

Local Train Stations



Luton (0.5 miles)
Luton Airport Parkway (0.6 miles)
Leagrave (2.9 miles)

Local Amenities



Iceland Supermarket (0.2 miles)
Bedfordshire University (0.3 miles)
Luton Town Centre (0.5 miles)

VAT Applicable



NO

Rateable Value

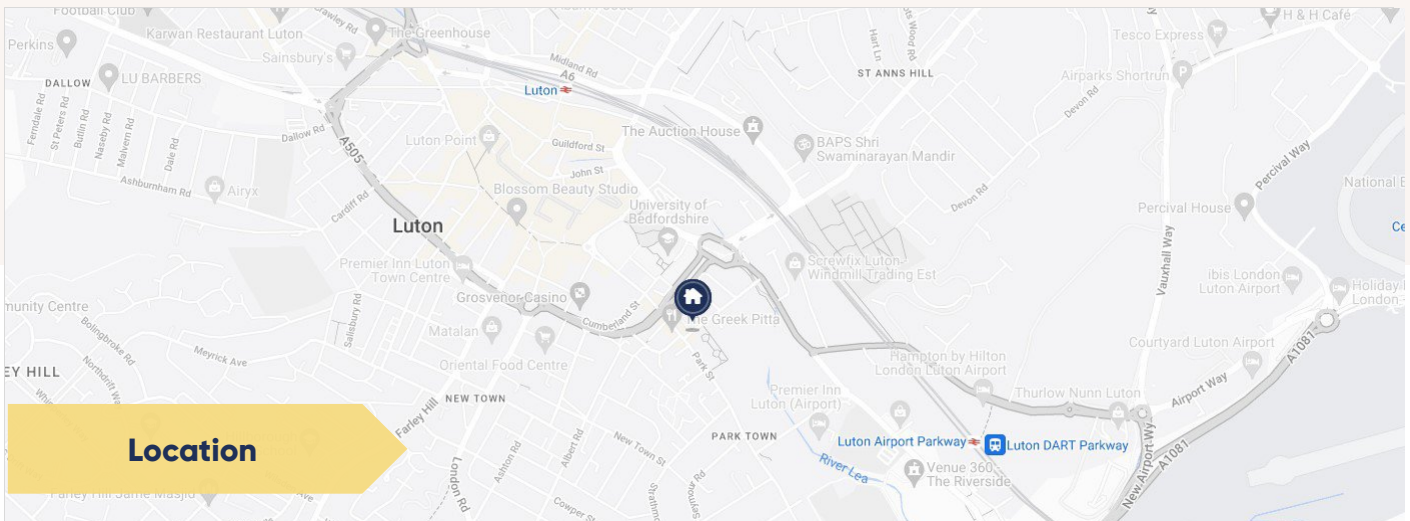


£8,800

EPC



TBC



Location



Additional Information

Prominently located commercial unit with loft space storage to let. Currently trades as Finnigans Café.

The café measures 63 sqm/682 sqft (VOA). It is located on Manor Road and within a short walking distance to Bedfordshire University (Luton Campus) and Town Centre where you can enjoy the plentiful choice of shops, bars and restaurants, as well as 11-screen cinema, bowling, shopping mall and indoor market.

Luton Station is within walking distance and Luton Airport is only 1.7 miles away. The property benefits from E use class and would be suit retailers, restaurants, takeaways, estate agents and customer facing professional services, salons and beauticians.

The property is immediately available. Offers invited at £20,000 per annum on a new FRI lease.



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Commercial Property, Expertly Done



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