

Wigmore Lane

Property address – 82 Wigmore Lane, Luton, LU2 8AB

NIA (approx.): 77.22m² (830 sq ft)



To Let
£1,562.50 pcm

Location

This premises is located in the predominantly residential area of Ramridge End, Luton.

Luton is located approximately 30 miles north of London. The town has excellent communication links: Luton is on the M1 motorway; central London is approximately 30 minutes away by train; and the town has its own international airport that provides a range of scheduled and chartered flights.

Description

The shop comprises the ground floor of a two-storey block. The property is of traditional brick and block construction under a low-pitched roof.

Accommodation

	ft	m
Internal width (approx.)	25.07	7.64m
Shop depth (approx.)	35.27	10.75m
Max sales area (approx.)	705.32ft ²	65.55m ²

Terms

A new internal and repairing lease for a term of five years, subject to an upward only rent review on the third anniversary. The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954 Part II.

Use

The permitted use of the building falls within Class E of the Town and Country Planning (Use Class Order). The premises had previously been let as a Newsagents and Post Office. Any retail use that is not already represented in the parade will be considered except the following uses: Off-Licence and Hot food takeaway.

Rent

Offers in the region of £18,750 per annum (approximately £1,562.50 per month) - exclusive of VAT, business rates and outgoings, payable quarterly in advance.

Rent deposit

A minimum of 3 months' rent in advance.

Business rates

Business Rates to be paid by ingoing Tenant. Current Rateable Value- £14,250 (this is not the amount payable).

Interested parties are advised to make their own enquires at the National non domestic rates section at the Town Hall to verify the current rates payable and enquire if any business rates relief if available.

www.voa.gov.uk – for all rates queries.

Legal costs

Ingoing tenant will be required to contribute £500, excluding VAT towards Landlord's surveyors fees and £750, excluding VAT, toward Landlord's legal fees.

EPC

Energy rating: D (93) and will expire 24 May 2027.

For Further information, [view the EPC](#) on the GOV UK website.

Viewing

To arrange a viewing or for further information, please contact:

David Oddy
Property and Infrastructure
Town Hall, Luton
George Street
Luton LU1 2BQ

Telephone: 01582 547081

Email: david.oddy@luton.gov.uk

Misrepresentation Act

Luton Council as vendor/lessor of the property give notice that these particulars are set out as a general guide only and do not constitute an offer or contract. All details are given in good faith and believed to be correct; however intending purchasers/lessees should not rely on them as statements or representations of facts and must satisfy themselves as to the correctness of each of them.

Value Added Tax (VAT)

All figures quoted are exclusive of VAT. VAT may be payable on the rent or other charges and payments. Intending lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice.