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FITTED RESTAURANT TO LET

LUTON

UNIT 209, THE MALL, GEORGE STREET, LUTON, LU1 2TL

SUBJECT TO VACANT POSSESSION – STAFF UNAWARE

Location:

The subject property occupies a prominent corner position in prime pitch on George Street, Luton. Luton Station (National Rail Services) is located a short walk away from the subject property and provides service to London in around 30 minutes. The Frasers Plus Shopping Centre is located adjacent.

Nearby occupiers include Tk Maxx, Savers, Nationwide Bank, British Heart Foundation, YouMeSushi, Smoke & Pepper and Merkur Slots amongst many others.

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning permission.

Rent:

£85,000 per annum exclusive.

Premium:

Upon Application.

Accommodation:

The unit is arranged over the Ground Floor only and has the following approximate net internal areas:

Ground Floor: 3,950 sq. ft. (367 m²)

Rates:

The current rateable value is £66,500 with effect from 1st April 2026 (VOA Link).

Interested parties are advised to make their own enquiries directly with the Local Authority.

Property Particulars…

Lease:

The premises are available by way of assignment of an existing 10-year lease inside the Landlord and Tenant Act 1954, expiring 26th March 2034.

The lease is subject to a tenant only break option and upwards only rent review on 27th March 2029.

Legal Costs:

Each party to bear their own legal costs.

Service Charge:

In 2026 the service charge is £10,131.80.

Viewings:

Please contact:

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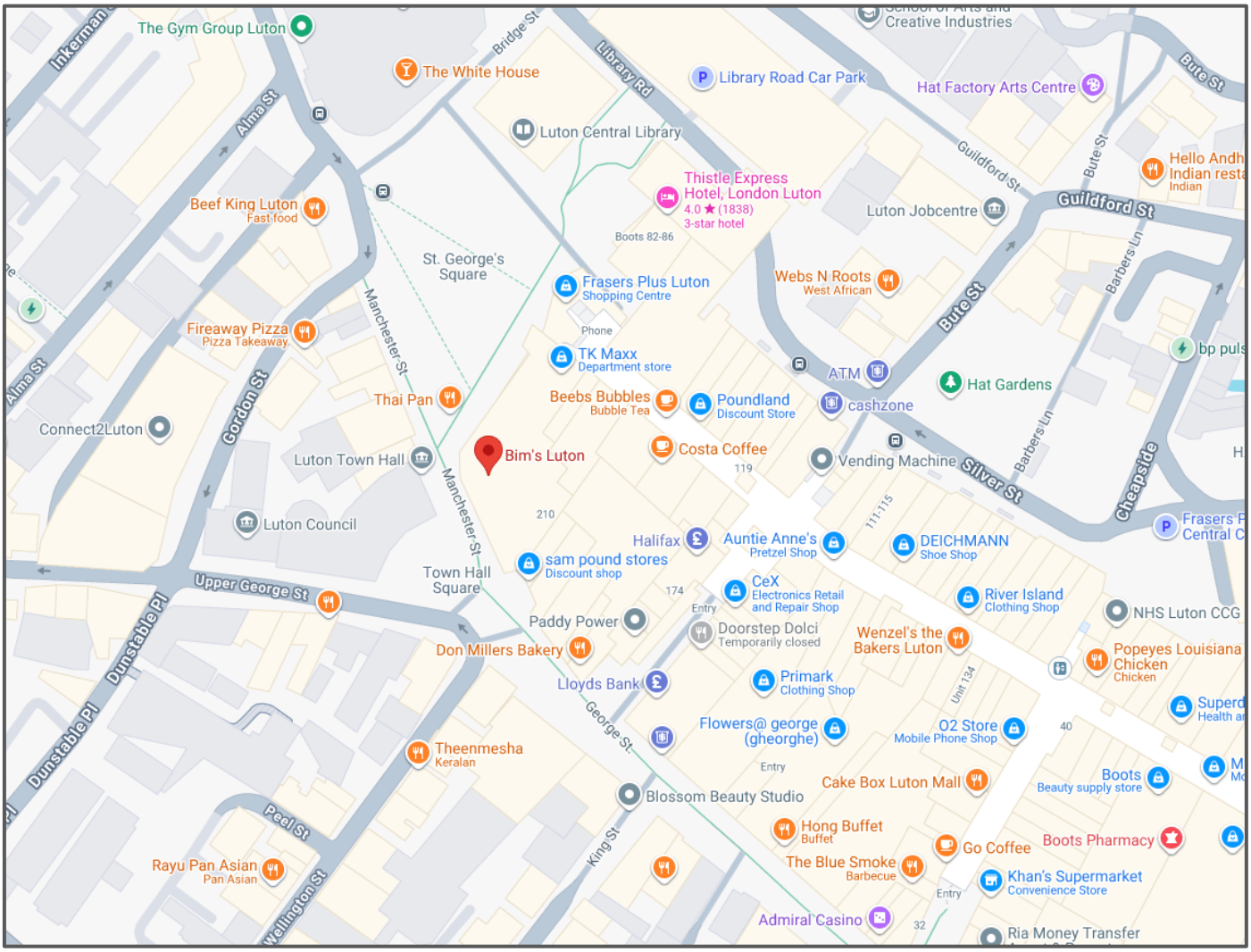
Location Map:



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