



LUTON

65-67 ARNDALE CENTRE

LU1 3TP

**LOCATION**

The premises are located in a prime position in The Arndale Centre directly opposite **Boots** and **Debenhams**.

The property sits adjacent to **WH Smith** and **Superdrug** with other nearby occupiers including **Tesco Metro**, **Marks & Spencer**, **Schuh** and **Pandora**.

**ACCOMMODATION**

The property is arranged over basement and ground floor, providing the following approximate areas:

Basement	2,967 sq ft	275.6 sq m
Ground Floor	4,222 sq ft	392 sq m
<b>Total</b>	<b>7,189 sq ft</b>	<b>667.6 sq m</b>

**TERMS**

The property is held on a lease until 28<sup>th</sup> September 2021.

**RENTAL**

Upon Application.

**BUSINESS RATES**

Rateable Value 2019	£156,000.00
Rates Payable 2019/2020	£78,624.00

Interested parties are advised to seek confirmation of this figure from the local Valuation Office

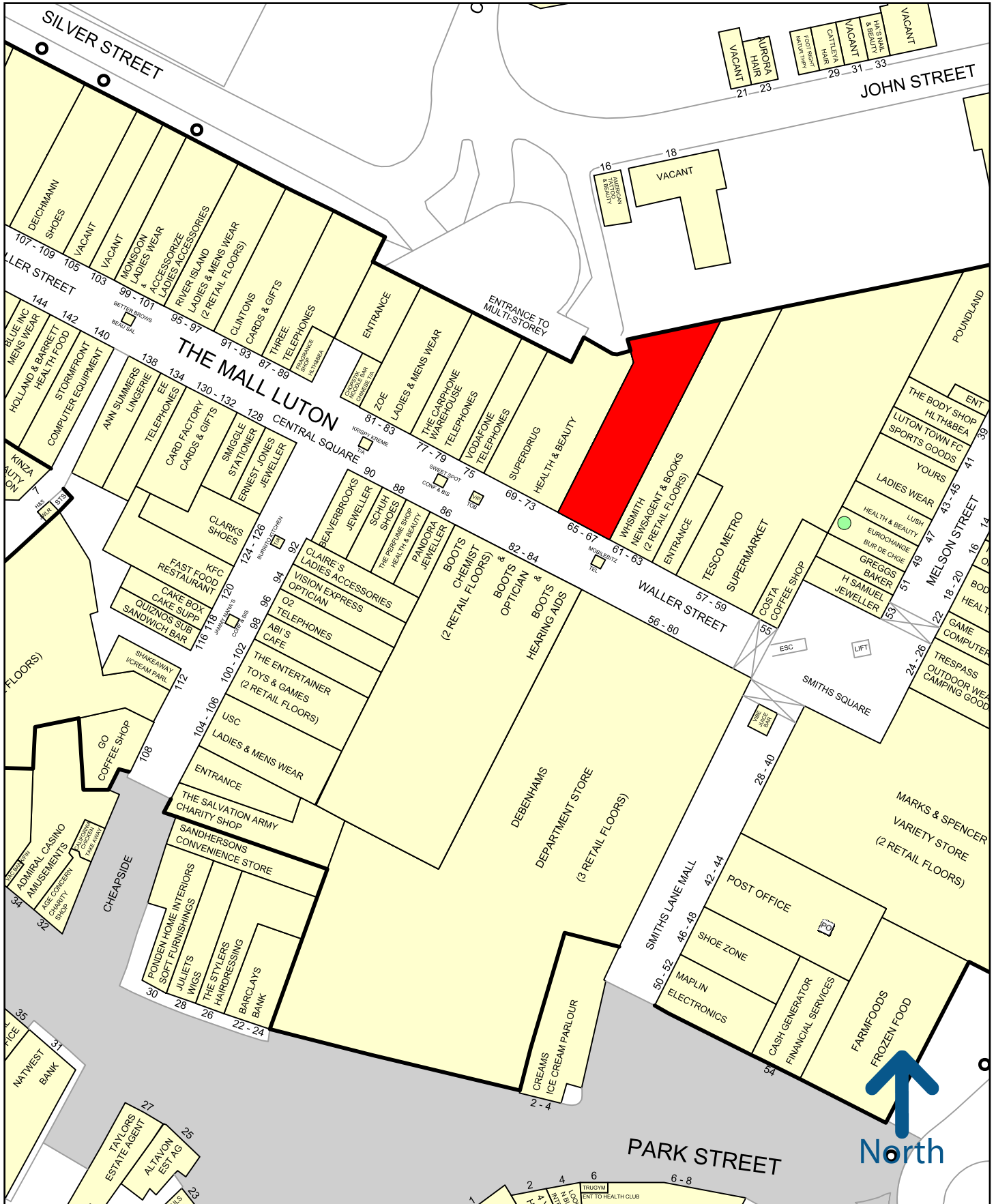
**EPC**

An EPC has been requested and will be provided as part of the legal pack.

**FURTHER INFORMATION**

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50 metres

Experian Goad Plan Created: 03/09/2018  
Created By: AS Retail Property Services Limited

