



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
Total	7,189 sq ft	667.6 sq m

TERMS

The property is held on a lease until 28th September 2021.

RENTAL

Upon Application.

BUSINESS RATES

Rateable Value 2018	£156,000
Rates Payable 2018/2019	£76,908

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

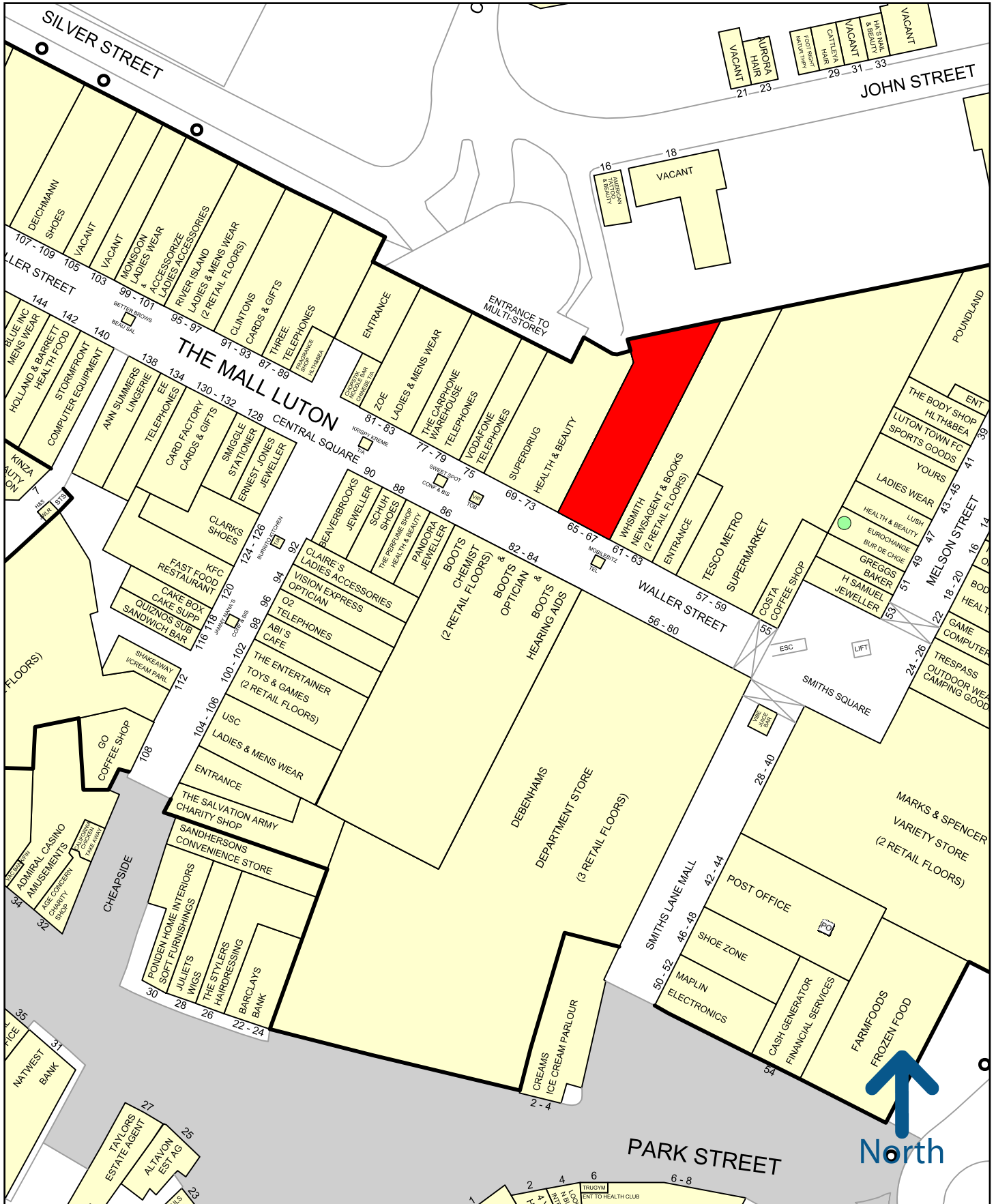
EPC

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

FURTHER INFORMATION

Andrew Shepherd
 020 7287 2155
andrew@as-retail.co.uk

Claudio Palmiero
 020 7287 2155
claudio@as-retail.co.uk



50 metres

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

