





For Sale

39 King Street, Luton

 £475,000 for the Freehold

 2,732 Sq Ft / 253.8 Sq M

 The property comprises a prominent commercial premises arranged over ground and upper floors, offering flexible accommodation suitable for a variety of business occupiers. The space is understood to fall within Use Class E, allowing for retail, office, professional services, leisure, and other commercial uses (subject to any necessary consents).

 The property benefits from a visible frontage, good natural light, and a versatile internal layout. Its configuration makes it suitable for owner-occupiers, investors, or businesses seeking adaptable commercial space. The premises offer potential for a range of trading and operational requirements within an established commercial environment.



39 King Street, Luton, Bedfordshire, LU1 2DW

Location

The Property occupies a prominent position on King Street in Luton town centre, benefiting from a vibrant mix of commercial and residential occupiers. Excellent transport links are available via Luton Railway Station, the M1 motorway (Junctions 10 & 11), and London Luton Airport, located approximately 2 miles

Terms & Tenure

The property is offered for sale on a freehold basis, subject to contract.

Accommodation

Ground Floor Office:	566 Sq. Ft.	52.58 Sq. M
First Floor Office:	818 Sq. Ft.	75.99 Sq. M
Second Floor Office:	580 Sq. Ft.	53.88 Sq. M
Internal Storage:	383 Sq. Ft.	35.58 Sq. M
Total Area:	2,347 Sq. Ft.	218.04 Sq. M

Rates

Rateable Value £22,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

**For further information
please contact:**

01582 957591
9 Compton Avenue,
Luton, LU4 9AX

EPC

The EPC rating for the property is E

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:



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