

# On the Instruction of Barclays Bank

## LEASEHOLD INTEREST ONLY

### LUTON, 620 – 622 Hitchin Road, Stopsley, LU2 7UG



#### KEY FEATURES

- Prime in local context
- Former Bank premises – A2 consent
- Flexible lease terms available

#### Viewing

By appointment via this office:

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#### Location

The property is located in the village of Stopsley, approximately 2 miles north-east of Luton, and approximately 4 miles north east of Junction 10 of the M1. The property is located on a well-let high street, adjacent to national occupiers including **Ladbrokes** and **Co-Op Food Stores**, a district centre for local consumers. A promap is on the reverse of these particulars identifying the property.

#### Description

The demise available is ground, first and second floor demise.

The ground floor was previously occupied by customer facing bank branch, with upper parts as storage and staff rooms. A strong room is located on the ground floor with an ATM to the front of the property, on the right hand side.

#### Accommodation

Ground Floor Sales	151 sq m	1,628 sq ft
First Floor Ancillary	105 sq m	1,125 sq ft
Second Floor Ancillary	104 sq m	1,119 sq ft
<b>Total</b>	<b>360 sq m</b>	<b>3,872 sq ft</b>

#### Tenure

The property is held on an existing FRI lease due to expire 16 April 2022 at a passing rent of **£30,000** per annum exclusive with no rent reviews contracted before the end of the lease. The lease is held inside the security of tenure provisions of the Landlord and Tenant Act 1954.

#### Consideration

Offers invited on the basis of assignment or sub-lease at a rent of **£30,000 pa.**

#### Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the Bank is £27,250 and the rates payable are £13,080 pa. The UBR for 2018/2019 is 48p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

#### EPC

An EPC can be made available upon request.

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Not to scale.

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