



To Let

Unit 6, The Mall, Luton, LU1 2TN

avisonyoung.co.uk



AVISON
YOUNG



To Let
14,955 Sq ft

Promap

LANDMARK INFORMATION

Ordnance Survey Crown Copyright 2021. All rights reserved.

Licence number 100022432.

Plotted Scale - 1:25000. Paper Size - A4



Experian Goad Plan Created: 23/09/2021

Created By: Avison Young

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

Highlights



Size

14,955 sq ft



Planning Consent

E(α)



Prominent location

**Nearby
occupiers
Primark, New
Look**



client

Argos

Location

Luton is a large town within Bedfordshire in the south east of England. The mall is situated within the town centre, the unit finds itself on the north east side of the mall. Luton is well connected by air, road and rail with Luton airport, the M1 running along the town and the train station providing direct access to and from London approximately 35 miles (30 min train).

Nearby occupiers include **H&M, Boots, Primark, New Look, Lloyds Bank, JD Sports, Three and Poundland.**

Description

The premises are arranged over ground and first floors providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	597	6,421
First	793	8,534
Total	1,390	14,955

Passing Rent

£285,000 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on **11/11/2025**.

Business Rates

Rateable value 21/22: £302,500

UBR 21/22: £0.512p

Rates payable: £154,880

Interested parties may benefit from rates relief if applicable. Interested parties should carry out their own investigations.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should make their own enquiries with the Local Authority to verify this information.

Service Charge

£39,120 pa

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's/Argos disposals.

<https://sainsburysproperties.co.uk/>

For further information please contact

Dan Kent

+44 (0)20 3976 5296

+44 (0)7711 420 604

dan.kent@avisonyoung.com

Rob Fraser

+44 (0)20 3196 2203

+44 (0)7894 605 513

rob.fraser@avisonyoung.com

If you would like to know
more please get in touch.

08449 02 03 04
avisonyoung.co.uk

Visit us online
avisonyoung.co.uk

22 Ganton Street, London W1F 7FD

© Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 4) All prices quoted are exclusive of VAT.
- 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

September 2021

**AVISON
YOUNG**