




Business for Sale

Noor Lounge, Bishopscote Road, Luton

 £100,000 Premium / £18,000 Per Annum

 965 Sq Ft / 89.65 Sq M

 An established shisha lounge opportunity situated on a busy parade of shops on Bishopscote Road. The business is available for sale, with the option of a lease reassignment or the grant of a new lease. Trading for many years, the premises offer a ready-made layout suited to leisure and hospitality operators, incorporating a 533 sq ft lounge area, outdoor seating space, preparation room and W.C facilities.

 The property totals approximately 965 sq ft and benefits from a long-standing presence in the area. Its practical configuration and established trading history make it a strong option for operators seeking a compact, functional premises within Luton.





For further information
please contact:

01582 957591
9 Compton Avenue,
Luton, LU4 9AX

Noor Lounge, Bishopscote Road, Luton

Location

The Property is located on Bishopscote Road within a busy local parade serving the surrounding residential area, with strong footfall and convenient access to central Luton. The position offers good connectivity to Leagrave Road and the wider town, along with nearby public transport links, making it well placed for operators seeking a visible and easily accessible trading location.

Terms & Tenure

The premises are available by way of a lease reassignment or the grant of a new lease, at a rental of £18,000 per annum exclusive.

Accommodation

Lounge - 533 sq ft

Preparation Room - 195 sq ft

Total - 965 sq ft

Rates

The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is D

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position,

Costs

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

Viewing

Strictly by appointment only please contact:

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Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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