



**DRAKE
& COMPANY**

PROPERTY CONSULTANTS

211 Piccadilly
London
W1J 9HF

020 7495 7500

SHOP TO LET – FLEXIBLE SHORT TERM LEASE

LUTON

49 GEORGE STREET LU1 2AQ

Town centre location

LOCATION

The subject premises occupy a good location on pedestrianised George Street close to a number of national multiple retailers including BHS, McDonalds, Primark, Going Places and Carphone Warehouse.

RATING ASSESSMENT

We have been verbally advised by the local rating authority (Luton Borough Council, 01582 546 628) that the premises are rated as follows:-

Rateable Value : £26,000
Rates Payable 2010/2011 : £10,764

THE PROPERTY

The unit is arranged on ground floor and basement levels providing the following approx. net internal dimensions and floor areas:-

Gross Frontage	7.5m	24ft 9ins
Net Frontage	7m	22ft 7ins
Shop Depth	17m	56ft 3ins
Ground Floor	100m ²	1,073 sq ft
Basement	66m ²	712 sq ft

LEGAL COSTS

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

TERMS

The property is available by way of a new lease on flexible terms at a commencing rent of £30,000 per annum exclusive.

Alternatively, our clients would consider a short term let.

VIEWING

For further information or an appointment to view please contact Warren Drake of Drake & Company on 020 7495 7500 or warren@drakeproperty.co.uk.

Misrepresentation Act 1967.

Drake & Company, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) The particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any offer contract.
- (2) The statements herein are made in good faith but without any responsibility whatsoever on the part of the vendor, Drake & Company or their servants. It is for the purchaser or as the case may be Lessee (the "Purchaser") to satisfy himself by inspection or

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- (3) The Vendor does not make or give and neither Drake & Company nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
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