



41-45 Chapel Street, Luton, LU1 5DA

Investment Lock-up Retail Premises For Sale

Summary

Tenure	For Sale
Available Size	742 sq ft / 68.93 sq m
Price	£242,500
EPC Rating	Upon enquiry

Key Points

- Virtual Freehold
- Town Centre Fringe
- Electric Security Shutters
- Vacant Possession
- Double Aluminium Shop Front
- Open Plan

41-45 Chapel Street, Luton, LU1 5DA

Location

Luton is one of the largest towns in the UK without city status. The town benefits from exceptional connectivity via the A505, A6 and M1 (J10, J11 & J11A). Three train stations offer high speed services to London St Pancras. There is an international airport on the cusp of a major expansion.

Chapel Street is located within Luton town centre, within walking distance of George Street, Luton Point (shopping mall) and the University of Bedfordshire.

Description

The retail premises forms part of the ground floor of a purpose built apartment block. For many years it has been used as a 'second hand' shop. It would suit a variety of uses under User Class E and has potential to divide into two retail units.

Left hand retail - 444 sqft (41.25 sqm)
Right hand retail - 298 sqft (27.71 sqm) plus kitchen and w/c.

- Shop depth circa 8m.
- 2.25m ceiling height
- Solid floor
- Electric heating
- Electric security shutters
- Double aluminium shop front
- Single phase electric
- Disabled w/c

Terms

We are advised the property is held on a 999 year ground lease with peppercorn ground rental. The ground lease interest is available for £242,500. The shop is let for a term of five years with a tenant rent review at year 3 at a rental of £18,000 per annum showing a yield of 7.42%.

VAT

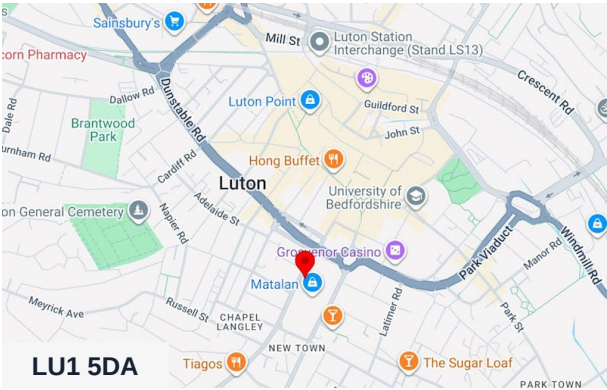
We are verbally advised by our client that VAT is not applicable.

Rateable Value

The Rateable Value as of April 2026 is £17,500 (please note this is not rates payable).

Legal Fees

Each party is to bear its own professional fees incurred.



Viewing & Further Information



Stephen Wood
01582 401 221 | 07798 610 003
s.w@srwood.co.uk



Jacob Wood
01582 401 221 | 07401 221 022
j.w@srwood.co.uk