

THE BANK | 4 HIGH STREET NORTH | DUNSTABLE | BEDFORDSHIRE | LU6 1JU



THE BANK—4 HIGH STREET NORTH

Highly Prominent Town Centre Retail Units / Pre-Let Opportunity

TO LET

S.R. Wood & Son

Est.1981

01582 401 221

www.srwood.co.uk

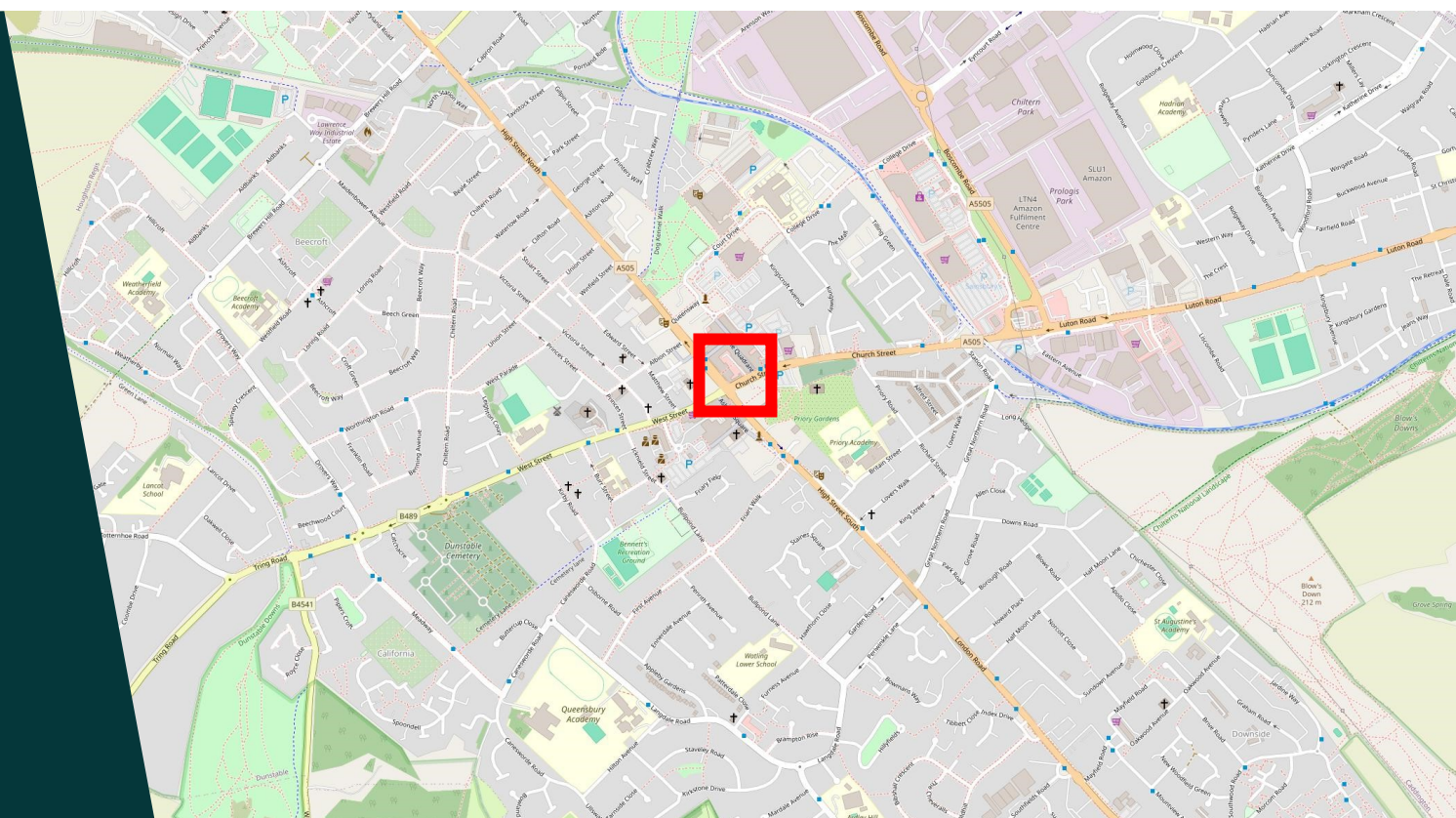
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- An architectural rendering of a modern, three-story brick building with a white roofline and white vertical accents around the windows. The ground floor features large glass windows and doors, with signs for 'RETAIL UNIT 1' and 'RETAIL UNIT 2'. To the left, an older building with arched windows is visible. The street scene includes a cyclist on a blue bike, pedestrians, traffic lights, and a black metal fence along the sidewalk. The sky is blue with scattered clouds.
- Newly Developed
 - New Shop Fronts
 - New Interiors
 - Town Centre Location
 - Highly Prominent Pitch
 - Good Footfall & Passing Traffic



Location

Dunstable is a historic market town located immediately west of Luton, forming part of the wider Luton/Dunstable conurbation. The town benefits from good road connectivity, situated just off Junction 11/11a of the M1 motorway. The A5 and A505 also serve the town. Luton's mainline railway stations and London Luton Airport are both easily accessible, enhancing the town's regional and national transport links.

The property occupies a highly prominent position, overlooking the busy town centre junction which connects High Street North, High Street South, West Street and Church Street. All town centre amenities are within proximity which include a number of public car parks, shops, banks, eateries, pubs, supermarkets, drive-thru's and retail parks. Dunstable town centre is favoured by a mixture of local, regional and national occupiers.





Description

The Bank is aptly named given its former use by NatWest. The property is subject to a planning application, which if approved, will see the upper floors converted to modern living accommodation and the ground floor commercial premises sub-divided into 3 retail units ranging from 1,087 - 2,120 sqft. Externally, each retail unit will benefit from new shopfronts. Internally, the premises will be finished to a whitebox condition (akin to the architect images provided), allowing an occupier to fit-out the space in accordance with their own specification.

Terms

Once planning is approved, it is anticipated that the construction works will take in the region of 6-12 months to complete. The retail premises are available for lease by way of pre-let and can be taken either individually or combined. Tenants will be signed up to effective full repairing and insuring terms.

Rateable Value

The Rateable Value for each shop is to be confirmed and will need to be assessed by the VOA upon completion of works.

Legal Costs

Each party is to bear its own costs incurred.

VAT

All costs are subject to VAT if applicable.

Availability Schedule

Unit No	Floors	SqFt	M2	Rent PA
Retail Unit 1	Ground Floor	1,087	101	£28,500
Retail Unit 2	Ground Floor & Basement	2,120	197	£32,500
Retail Unit 3	Ground Floor	1,625	151	£27,900

Viewings

To arrange a viewing and for further information, please contact sole letting agency S.R. Wood & Son Ltd.

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