



60 High Street North, Dunstable, LU6 1LE

Town Centre Retail Premises & Upper Floor Commercial Space

Summary

Tenure	To Let
Available Size	1,496 sq ft / 138.98 sq m
Rent	£28,000 per annum
EPC Rating	D (85)

Key Points

- Highly Prominent Corner Position
- Town Centre Location
- Rear Loading/Access
- Return Frontage

60 High Street North, Dunstable, LU6 1LE

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 subject property occupies a prominent corner position in the town centre, overlooking the busy junction between High Street North and Queensway. The vicinity is favoured by local, regional and national occupiers alike.

Description

The building is arranged over ground, first and second floor. The ground floor provides for an open plan sales area which benefits from an expansive return frontage/window display. The first and second floor provide for ancillary commercial space which could be used for offices or storage for example. There is loading/access to the rear of the property (via Vernon Place).

Ground Floor = 780 sqft (72.46 m2)

First Floor = 264 sqft (24.54 m2)

Second Floor = 452 sqft (42.02 m2)

Terms

Available by way of a new lease for £28,000 per annum exclusive.

VAT

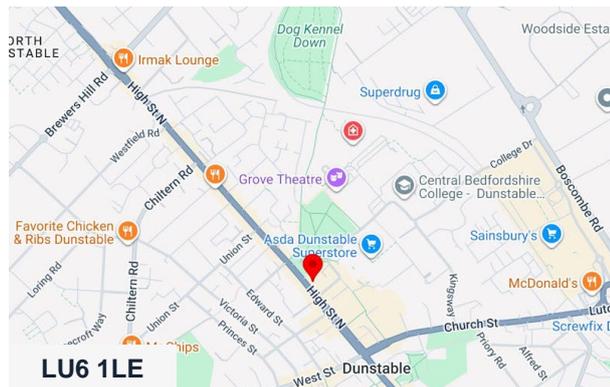
Plus VAT at the appropriate rate.

Rateable Value

As of April 2026, the rateable value is £15,500 (please note this is not rates payable).

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



Jacob Wood

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



Stephen Wood

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