



R/o 165, West Street, Dunstable, LU6 1PD

Quirky Commercial Space | Flexible Use | Flexible Terms

Summary

Tenure	To Let
Available Size	142 sq ft / 13.19 sq m
Rent	£7,020 per annum
Business Rates	N/A
EPC Rating	EPC exempt - Stand-alone building < 50m2

Key Points

- Quirky 'Container Style' Space
- Flexible Use
- Electric
- LED Lighting
- Small Enclosed Yard
- Flexible Terms
- Water & Sink (Hot Water Heater)

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Location

Whilst accessed via Meadway, the space is located to the rear of 165 West Street, Dunstable, which forms part of a retail parade including a convenience store, off-licence, and two takeaway shops. Dunstable town centre as approximately 1km to the east.

Description

Modern 'container style' commercial space with a small enclosed yard. The space also benefits from an electricity supply, water supply, sink (with hot water heater), LED lighting and good natural daylight. The internal dimensions are 6.02m deep x 2.19m wide.

Accommodation

The premises comprises the following floor area:

Description	sq ft	sq m
Container	142	13.19
Total	142	13.19

Terms

Available upon a year to year agreement with the rent being £7,020 per annum (exclusive of water and electric), paid quarterly in advance. A quarter as deposit is also required, i.e. £1,755.



Viewing & Further Information



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