



5 Brittany Court, High Street South, Dunstable, LU6 3HR

Town Centre Retail Space

Summary

Tenure	To Let
Available Size	735 sq ft / 68.28 sq m
Rent	£15,000 per annum
EPC Rating	Upon enquiry

Key Points

- Fringe Town Centre
- Popular Retail Parade
- Security Shutter
- Parking x1

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Location

The property occupies a mid-terraced and pavement-lined pitch at Brittany Court, which forms a popular retail parade located a short distance from Dunstable town centre and with a variety of business offerings. All town centre amenities are within proximity, to include Ashton Square shopping precinct, The Quadrant shopping centre, retail, banking, cafes, restaurants, pubs, bars, public space, parking, etc.

Description

The property is partitioned into a front sales area plus rear stores. The partition can be removed to provide for a larger open plan space. Furthermore, it benefits from the following:

- Solid floor
- Aluminium framed double shop front
- LED and spot lighting
- Single w/c
- Security shutter
- Skirting trunking
- Provision to park one vehicle at rear
- Suspended ceiling

Terms

Available upon a new Full Repairing & Insuring lease for a term to be agreed at a commencing rental of £15,000 per annum exclusive.

Rateable Value

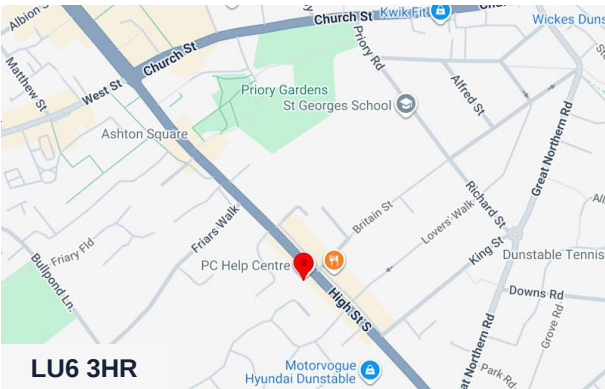
The Rateable Value for the subject property is £7,300 (please note this is not rates payable).

VAT

All cost are subject to VAT at the appropriate rate, if applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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