



49 Lowther Road, Dunstable, LU6 3NL  
OUT-OF-TOWN RETAIL SPACE WITH PARKING

Summary

Tenure	To Let
Available Size	968 sq ft / 89.93 sq m
Rent	£19,000 per annum
EPC Rating	C (73)

Key Points

- Retail Parade
- Adjacent Carpark
- Rear Stores
- Mid-Terraced
- Open Plan Sales Area
- Rear Loading

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## Location

Dunstable is an attractive market town in Central Bedfordshire and forms part of the wider Luton/Dunstable conurbation. The subject property occupies a mid-terraced position within the Lowther Road retail parade. Other occupiers of the development include: Co-op, a Chinese takeaway, a hairdressers, a charity shop and an off-licence. The surrounding area consist primarily of residential streets. The town centre is a 5-minute drive away.

## Description

A mid-terraced retail unit comprising 968 sqft (89.95 m2) and currently occupied by Dream Doors. The property will be handed back without the kitchen showroom fixtures and fittings.

- Pavement-lined shopfront
- Open plan sales
- Storage to the rear
- Loading to the rear
- Single WC
- Free on-site carparking

## Terms

Available by way of a new internal repairing and insuring (IRI) lease at a commencement rent of £19,000 per annum exclusive.

## Rateable Value

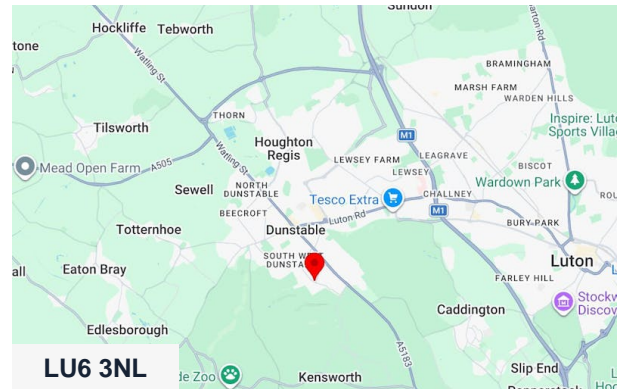
£12,750 (this is not rates payable).

## VAT

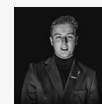
The property is not elected for VAT.

## Costs

Each party is to bear its own legal and professional costs incurred.



## Viewing & Further Information



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