



70-74 High Street North, Dunstable, LU6 1LE

Substantial Town Centre Retail/Leisure Space

Summary

Tenure	To Let
Available Size	10,423 sq ft / 968.33 sq m
Rent	£60,000 per annum
EPC Rating	Upon enquiry

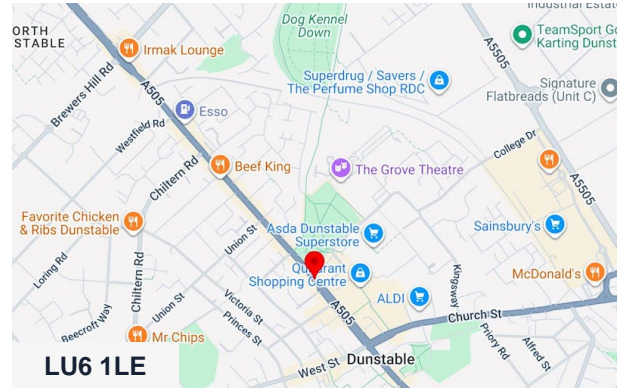
Key Points

- Town Centre Location
- Expansive Double Shopfront
- Storage Space
- Prominent Pitch
- Return Frontage
- Rear Loading

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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, end of terrace and pavement-lined position in the town centre, overlooking the busy High Street North. The vicinity is favoured by local, regional and national occupiers alike.



Description

Formerly occupied by Argos, the subject property is arranged over ground and first floor. To the front is a large sales area with an expansive, double shop front and sliding doors. To the rear is a substantial storeroom, with loading provision. The first floor provides for additional storage, although would suit use as offices or even ancillary sales. The first floor also benefits from a kitchenette/staff room and WC facilities.



Terms

The property is available upon a new full repairing & insuring (FRI) lease, at a commencing rent of £60,000 per annum exclusive.

Rateable Value

The Rateable Value for the subject property is £50,000 (please note this is not rates payable).

VAT

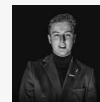
All cost are subject to VAT at the appropriate rate, if applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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