



22 Vernon Place, Dunstable, LU5 4EX

Town Centre Hot Food Premises

Summary

Tenure	To Let
Available Size	589 sq ft / 54.72 sq m
Rent	£19,995 per annum
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Hot Food Use
- Rear Loading/Access
- Visitor Parking at Front
- Pavement-Lined
- Security Shutter
- Parking at Rear

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Location

The property occupies a mid-terraced pitch, situated along Vernon Place in Dunstable town centre, opposite Asda. All town centre amenities are within proximity, to include The Quadrant shopping centre, retail, banking, cafes, restaurants, pubs, bars, public space, parking, etc.

Description

The mid-terraced and pavement-lined property was formerly a fish and chip shop and benefits from the following:

- Aluminium shop front
- Electric security shutter
- Double width access doors at the rear, suitable for deliveries
- Connection to mains gas
- Parking at rear, visitor parking at front

Terms

The property is available upon a new Full Repairing & Insuring lease for a term to be agreed at £19,995 per annum exclusive.

Rateable Value

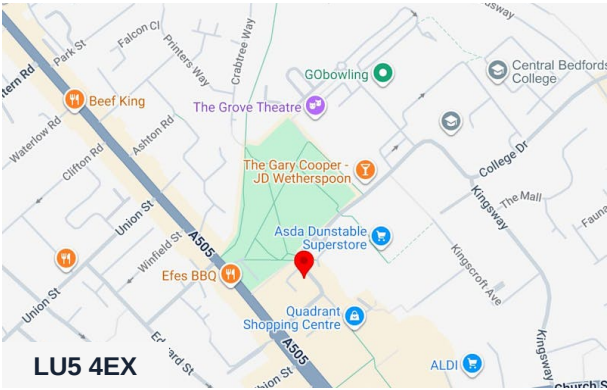
The rateable value is £5,200 (please note this is not rates payable).

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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