



95-97 High Street South, Dunstable, LU6 3SF

Ground Floor Lock Up Retail Premises

Summary

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|----------------|---------------------------|
| Tenure | To Let |
| Available Size | 1,707 sq ft / 158.59 sq m |
| Rent | £27,500 per annum |
| Rates Payable | £5.20 per sq ft |
| Rateable Value | £16,000 |
| EPC Rating | Upon enquiry |

Key Points

- Town Centre Location
- Nearby 'on road' Parking
- Rear Access leading to garage/store

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Location

The ground floor lock-up retail premises are located within Dunstable town centre benefitting from close by 'on road' parking.

Description

The retail unit has been used for the sale and servicing of cycles since the early 1990's. However it is suitable for a variety of potential uses including restaurant.

There is rear access via Britain Street leading to a garage/store.

- Large sales area
- Suspended ceiling
- Double shop front
- On-road parking
- Facing main arterial route
- Town centre location

Terms

Available upon a new Internal Repairing & Insuring lease for a term to be agreed with a commencing rental of £27,500 pa exclusive.

VAT

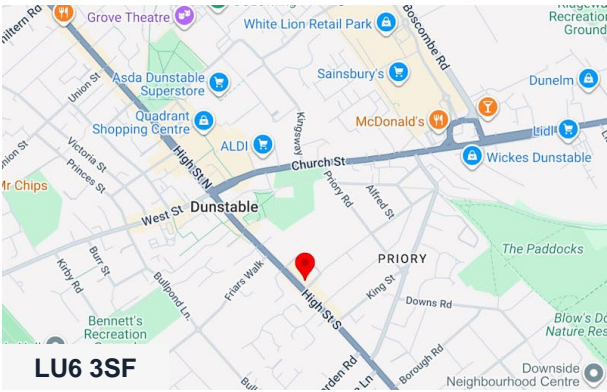
We are advised VAT is not applicable.

Legal Fees

Each party to bear their own professional fees incurred.

Rateable Value

The Rateable Value is £16,000 per annum. (Please note this is not rates payable).



Viewing & Further Information



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