



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

Ground Floor Lock Up Retail Premises

### Summary

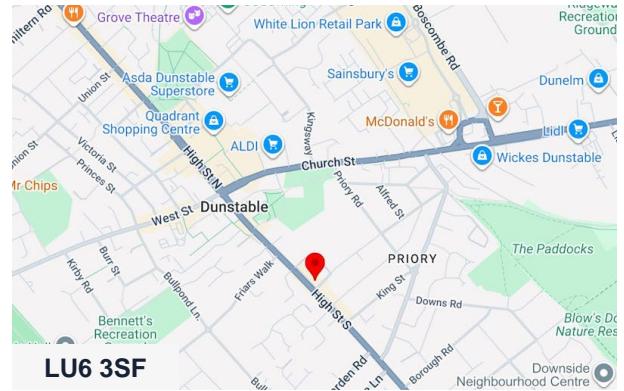
Tenure	To Let
Available Size	1,707 sq ft / 158.59 sq m
Rent	£27,500 per annum
Rates Payable	£5.20 per sq ft
Rateable Value	£16,000
EPC Rating	Upon enquiry

### Key Points

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

## 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.

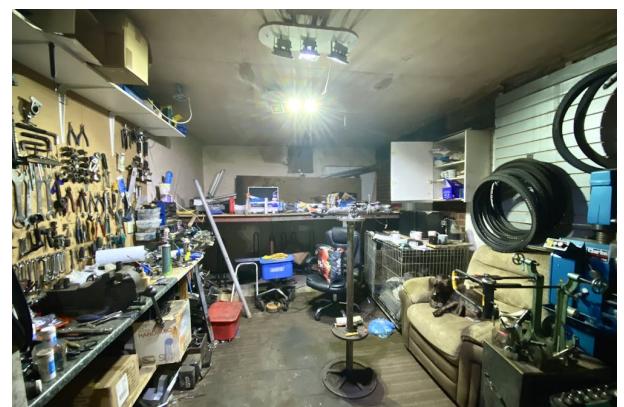
Large sales area  
Suspended ceiling  
Double shop front  
On-road parking  
Facing main arterial route  
Town centre location

## 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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