



## 48 High Street South, Dunstable, LU6 3HD

Attractive Town Centre Office Premises

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	941 sq ft / 87.42 sq m
<b>Rent</b>	£12,000 per annum
<b>EPC Rating</b>	E (115)

### Key Points

- Town Centre Location
- Character Property
- 5 Rooms & Storage
- 2x Kitchenette

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## Location

Dunstable is an historic market town which forms part of the wider Luton/Dunstable conurbation. The subject property is situated in Dunstable town centre, overlooking the Clock Tower and Market Cross. The town centre is characterised by a mixture of cafes, eateries, pubs, retailers, banks and service providers. The Ashton Square shopping precinct is adjacent and the Quadrant shopping centre slightly further afield.

## Description

The available space is located at first floor level. There are five main rooms, a storeroom and two kitchenettes.

## Terms

Available by way of a new lease, for a term to be agreed, at £12,000 per annum exclusive.

## VAT

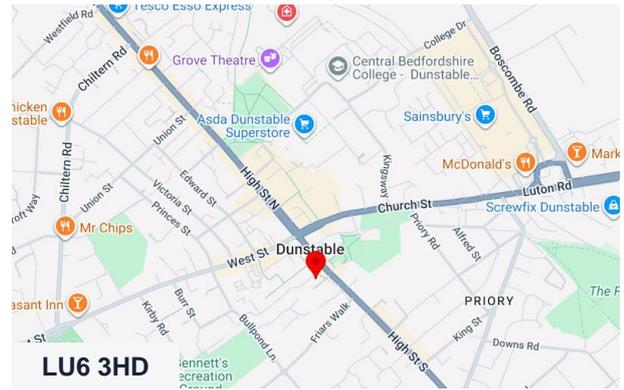
Plus VAT at the appropriate rate, if applicable.

## Rateable Value

The rateable value is £8,200 (please note this is not rates payable).

## Costs

Each party to bear its own costs incurred.



## Viewing & Further Information



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