



## 38a, West Street, Dunstable, LU6 1TA

Town Centre Retail Premises

### Summary

|                |                           |
|----------------|---------------------------|
| Tenure         | To Let                    |
| Available Size | 129.80 sq ft / 12.06 sq m |
| Rent           | £6,995 per annum          |
| Rateable Value | £3,250                    |
| EPC Rating     | Upon enquiry              |

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## Location

The mid terraced pavement lined property is located facing West Street in Dunstable town centre. All town centre amenities are within proximity, including: parking, public spaces, shops, restaurants, cafes, banking, etc.

## Description

The premises have, for approximately seven years, been used as a barbers and benefits from:

- LED lighting and spot lighting
- Laminate flooring
- Single w/c

## Terms

Available upon a new Internal Repairing & Insuring lease for a term to be agreed at £6,995 per annum exclusive.

## Rateable Value

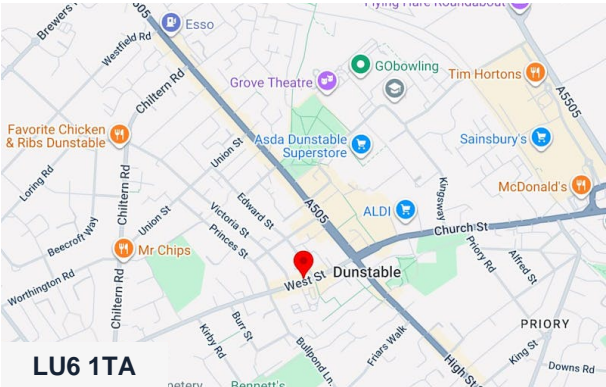
The Rateable Value for the property is £3,250 (please note this is not rates payable).

## Legal Costs

Each party to bear their own legal and professional costs.

## VAT

Unless otherwise stated, all costs are subject to VAT, unless otherwise stated.



## Viewing & Further Information



**Stephen Wood**

01582 401 221 | 07798 610 003

s.w@srwood.co.uk