



## 23 Ashton Square, Dunstable, LU6 3SN

Town Centre Retail/Leisure/Hospitality Space

### Summary

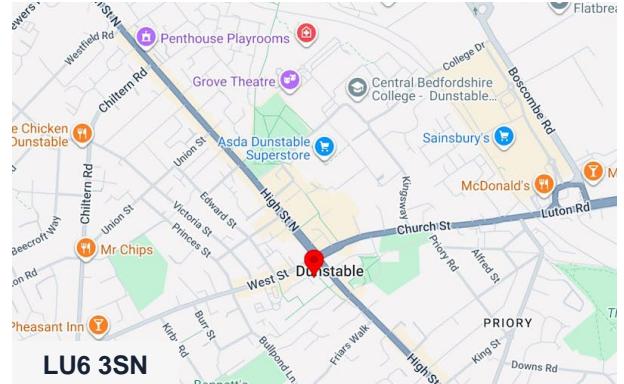
Tenure	To Let
Available Size	3,535 sq ft / 328.41 sq m
Rent	£50,000 per annum
EPC Rating	B (44)

### Key Points

- Town Centre Location
- Attractive Shopping Precinct
- Large Open Plan Sales Area
- Expansive Shopfront
- Rear Parking & Loading
- Pay & Display Parking Adjacent
- Anchor Tenant 'Boyes' Next Door

## Location

Dunstable is an historic market town in the county of Bedfordshire. Adjacent towns include Luton to the east and Leighton Buzzard to the west. The subject property occupies a prominent pitch within the attractive town centre shopping precinct Ashton Square. It is next door to 'anchor tenant' Boyes - a national value retailer. The addition of Boyes to Ashton Square has improved footfall following Wilko's departure in 2023/4.



## Description

Arranged over ground floor, the property comprises 3,535 sqft (328.41 m<sup>2</sup>). Key benefits include:

- Large open plan sales area
- Expansive shop front/display
- Sliding entrance doors
- 4x parking spaces at rear
- Pay & display parking adjacent
- 4x parking spaces to the rear

The property may suit a variety of retail, leisure and hospitality uses under User Class E.



## Terms

Available upon a new effective full repairing and insuring lease for a term to be agreed and at a rent of £50,000 per annum exclusive.

## Rateable Value

As of April 2026, the Rateable Value for the subject property is £39,250 (please note this is not rates payable).

## VAT

Plus VAT at the appropriate rate.

## Costs

Each party is to bear its own professional and legal costs incurred.



## Viewings

For further information or to request a viewing, please contact joint sole letting agency S.R. Wood & Son.

## Viewing & Further Information



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