



24 High Street South, Dunstable, LU6 3HA

Attractive Town Centre Retail Unit

Summary

Tenure	To Let
Available Size	1,619 sq ft / 150.41 sq m
Rent	£25,500 per annum
Service Charge	N/A
Business Rates	TBC
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Character Property
- Class E
- Attractive Shopping Precinct
- Double Frontage

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Location

The self-contained, mid-terraced and pavement-lined retail premises with upper parts are located within Dunstable town centre. The property benefits from a double-frontage, with one facing High Street South and the other off Ashton Square – an attractive shopping precinct. All town centre amenities are within walking distance, including shops, eateries, pubs, banking and car parking.

Description

The property is arranged over basement, ground and first floor and comprises of the following floor areas:

- Ground Floor | 1,026 sqft | 95.32 m2
- First Floor | 593 sqft | 55.09 m2
- Basement = not inspected

The ground floor benefits from a large sales area (with the aforementioned double-frontage), laminated flooring, spotlighting and security features. The first floor benefits from an additional sales area, office/store rooms, kitchenette and twin WC.

Accommodation

The property comprises of the following floor areas:

Name	sq ft	sq m	Rent
Ground - Sales Area	1,026	95.32	-
1st - Ancillary Sales & Office	593	55.09	-
Basement - Basement (not inspected)	1	0.09	-
Total	1,620	150.50	

Terms

Available by way of a new full repairing & insuring (FRI) lease for a term to be agreed at £25,500 per annum exclusive.

Rateable Value

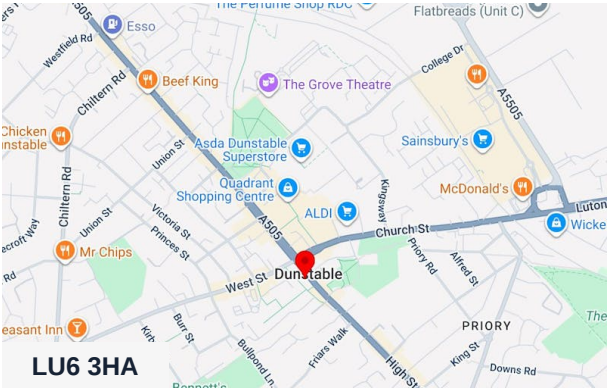
The rateable value is to be confirmed.

VAT

All costs are subject to VAT at the appropriate rate, if applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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