



4 Eleanors Cross, Dunstable, LU6 1SU

Town Centre Retail Space | 516 sqft (47.93 m2)

Summary

Tenure	To Let
Available Size	516 sq ft / 47.94 sq m
Rent	£8,000 per annum
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Corner Position
- Public Parking Nearby
- Attractive Shopping Precinct
- Return Frontage

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Location

The subject property occupies a corner position in Eleanors Cross – an attractive shopping precinct just off High Street North in Dunstable town centre. All town centre amenities are within proximity and Matthew Street carpark is opposite.

Description

The attractive shop is arranged over ground floor and comprises of a main sales area with a smaller room to the rear. It benefits from a return frontage, feature lighting, laminate flooring, single WC and kitchenette facility.

Terms

The property is available upon a new effective full repairing and insuring lease for £8,000 per annum exclusive. There is an annual service charge for the upkeep of the common areas of the precinct totalling approximately £850 pa.

Rateable Value

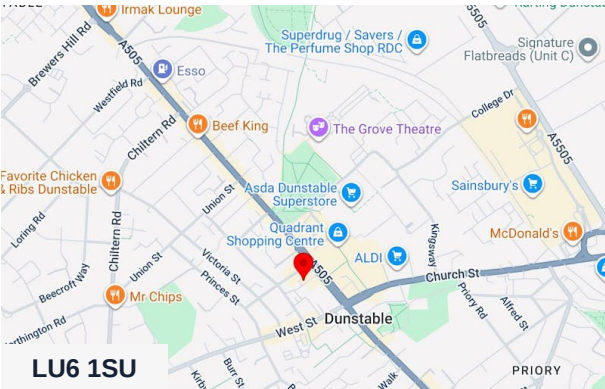
The rateable value is £5,000 (please note this is not rates payable).

VAT

Plus VAT at the appropriate rate.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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