



Bell Cottage, Dunstable Road, Studham, LU6 2QG

Rural Business Unit

Summary

Tenure	To Let
Available Size	1,814 sq ft / 168.53 sq m
Rent	£25,000 per annum
EPC Rating	Upon enquiry

Key Points

- Rural Location
- Village Amenities
- Proximity to Nearby Towns

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Location

Studham is an affluent village somewhat in the middle of Leighton Buzzard, Dunstable and Luton. The property is located adjacent to the recently developed Bell Cottages, behind The Bell Inn and off Dunstable Road. Furthermore, all village centre amenities are within proximity.

Description

The detached barn style property has been recently constructed and is in the process of having a first floor and staircase installed. It is offered in a shell condition to allow a new occupier to fit-out to their specification. Alternatively (within reason and subject to contract) the landlord will undertake a basic fit-out to meet an occupier's specification.

The premises currently benefit from:

- Extensive forecourt parking.
- Timber clad elevations.
- Glass entrance doors.
- Full height glass window display.
- Velux style windows.

Potential uses (under User Class E):

- Retail.
- Office.
- Professional Services.
- Nursery.
- Gymnasium.
- Light Industrial/R&D.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Ground	1,814	168.53
Total	1,814	168.53

Terms

The property is available upon a new full repairing and insuring (FRI) lease, for a term to be agreed, at £25,000 per annum exclusive.

Rateable Value

The Rateable Value is to be confirmed.

VAT

All costs will be subject to VAT at the appropriate rate if applicable.

Legal Costs

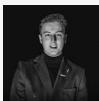
Each party is to bear its own costs incurred.



Viewing & Further Information



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