



44 High Street North, Dunstable, LU6 1LA

Prominent Town Centre Retail Space

Summary

Tenure	To Let
Available Size	743 sq ft / 69.03 sq m
Rent	£22,500 per annum
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Attractive/Character Property
- Allocated Parking
- Prominent Pitch
- Large Double Shopfront
- Use Class E

44 High Street North, Dunstable, LU6 1LA

Location

The pavement-lined retail space occupies a prominent pitch overlooking High Street North in Dunstable town centre. All town centre amenities are within proximity, to include The Quadrant shopping centre, retail, banking, cafes, restaurants, pubs, bars, public space, parking, etc.

Description

The attractive property has recently been redecorated and is mostly open plan in layout. It benefits from a large double shop front and double entrance doors. It also has a single WC, single-phase electricity supply and an allocated parking space to the rear.

Terms

Available upon a new Internal Repairing & Insuring lease for a term to be agreed at a commencing rental of £22,500 per annum exclusive.

Rateable Value

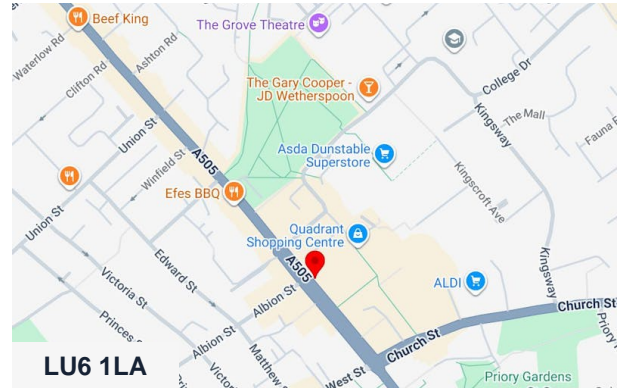
The Rateable Value for the subject property is £15,250 (please note this is not rates payable).

VAT

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

Legal Costs

Each party is to bear its own costs incurred.

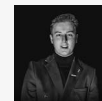


Viewing & Further Information



Stephen Wood

01582 401 221 | 07798 610 003
s.w@srwood.co.uk



Jacob Wood

01582 401 221 | 07401 221 022
j.w@srwood.co.uk