




To Let

4 High Street North, Dunstable, Beds, LU6 1JU

 £90,000 Per Annum

 3,577 Sq Ft / 332.3 Sq M

 Large Class E/Retail space, formally the premises of a bank. The unit currently comprises of a mixture of open plan areas and separate offices but offers the versatility to change the layout. There is a fitted kitchen, ladies and gents toilets, as well as parking to the rear.

 The property would be ideal for a large company looking to rent a unit with a large presence in the town centre of Dunstable and could be used for a range of businesses seeking a Property with class E use.



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Location

Situated in Dunstable town centre which is well served by public transport and public parking with a guided bus way with links to Luton town centre train station with direct links to London and Luton airport. The Property also benefits from local private car parks which provide parking for ample vehicles for customers using the town. The Property is also a short walk to The Quadrant shopping centre which attracts further footfall to the area.

Terms & Tenure

The premises are to let by way of a new lease on terms to be agreed at a rental of £90,000 per annum exclusive.

Accommodation

3,577 sq ft 332.3 sq m

EPC

The EPC rating for the property is 81 - Band D.

Rates

Rateable Value £22,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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