





## To Let

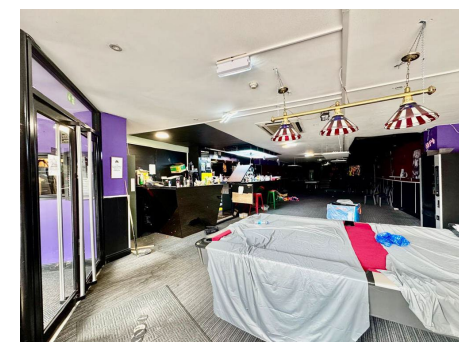
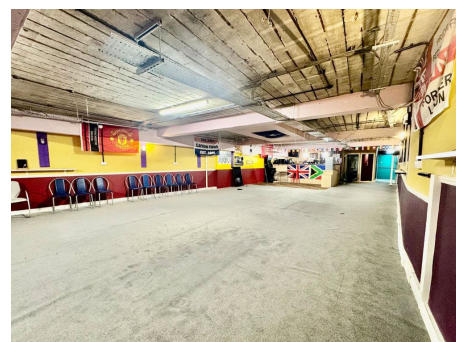
**23 High Street North, Dunstable,  
LU6 1HX**

 £75,000 Per Annum

 4,612 Sq Ft / 428.45 Sq M

 A fantastic opportunity to lease a two storey premises which could suit a variety of uses, currently benefits from Class E/Sui Generis usage and was previously a pool bar/nightclub premises.

 The ground floor comprises of a large open plan area with ladies and gents toilets, and storage space. The first floor comprises a large open plan room with bar, ladies and gents toilets. The first floor can also be accessed via a side door from Eleanors Cross.



## 23 High Street North, Dunstable, Bedfordshire, LU6 1HX

### Location

Situated on the High Street the property benefits from high level footfall and in close proximity to the town centre.

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 be let on new terms to be agreed at a rental of £75,000 per annum exclusive.

### Accommodation

Ground Floor	2,830 sq ft
First Floor	1,782 sq ft
<b>Total</b>	<b>4,612 sq ft</b>

### Rates

Rateable Value £37,250. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

The EPC rating for the property is 106 - Band E.

### 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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