



CLASS E UNIT TO LET IN DUNSTABLE

**48-54 HIGH STREET NORTH,
DUNSTABLE, BEDFORDSHIRE,
LU6 1LA**

Location:

The subject property occupies a prominent corner position on the busy High Street North, Dunstable. The area is well served by local bus routes. Luton Station and London Luton Airport is located a 20-minute drive from the property.

Multi-national tenants within the vicinity include Iceland, Age UK, Halifax, Amplifon, H&T Pawnbrokers and Pepes Piri Piri amongst many others. The Quadrant Shopping Centre is located within the vicinity.

Accommodation:

The unit is arranged over Ground Floor and First Floor and has the following approximate net internal areas:

Ground Floor: 7,090 sq. ft. (658.68 m²)

First Floor: 3,875 sq. ft. (359.99 m²)

Use:

The premises benefits from Class E planning consent. Alternative uses may be considered subject to planning.



Rent:

Upon Application.

Lease:

The premises are available by way of a new 10/15 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

