

For further information
please contact:


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To Let

25-27 High Street North, Dunstable, Beds, LU6 1HX

 £48,000 Per Annum

 2,053 Sq Ft / 190.72 Sq M

 Ground floor commercial unit, ideal for businesses looking to establish a presence in a bustling area. Formerly operating as a nightclub, the property falls under the Sui Generis use class, allowing for a variety of potential uses.

 The property is currently in shell condition and comprises of a spacious open plan area which offers ample space for various layout configurations and business operations. Double doors located on the side provide additional access and potential for outdoor seating or display areas, enhancing the property's versatility. A separate WC and a fire exit on the side.



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Location

The property benefits from a prime location with high foot traffic. Its proximity to The Quadrant Shopping Centre further enhances its visibility and exposure to potential customers. The areas popularity among visitors and residents alike creates a vibrant environment for businesses to thrive. The property enjoys excellent road links such as direct connections to the A5 that provide easy access to neighbouring towns such as St Albans and Milton Keynes and close proximity to M1 Junction 11 or 11a offers convenient transport links for commuters and visitors traveling by car.

The Property does not have designated parking, however there is a nearby car park on Matthew Street that offers pay and display options. The convenience of free parking after 6pm and on Sundays can attract evening and weekend customers, complementing the property's strategic location.

Terms & Tenure

The premises are to be let on new terms at a rental of £48,000 per annum.

Accommodation

Ground Floor Retail 2,053 sq ft 191 sq m

Rates

Rateable Value TBC. 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 118 - 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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