




To Let

Unit 3, Eleanors Cross, Dunstable, Bedfordshire, LU6 1SU

 £25,000 Per Annum

 800 Sq Ft / 74.3 Sq M

 Class E commercial property unit will boast a newly installed shop front to provide a modern and attractive exterior that is sure to draw in customers, enhancing the visibility and appeal of any business that occupies the space. The generous floor space allows for ample room to tailor the interior to suit your specific business needs.

 Ideal for a variety of business types, i.e. retail, cafe/restaurants, professional services, including accountants, solicitors, or consultancy firms. Additionally, health and wellness businesses, such as yoga studios, fitness centres, or beauty salons, can create a serene and inviting environment in this versatile space.



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Location

Dunstable is known for its rich history, charming town centre, and thriving local community. The property is located near Eleanor's Cross, a prominent landmark with a storied past. Just a short walk from the town centre, the area provides a variety of shops, restaurants, and amenities, making it a convenient and attractive destination for both locals and visitors.

Dunstable benefits from outstanding transport connections. The Luton-Dunstable Busway offers rapid and reliable services, linking Dunstable to Luton and Houghton Regis. Additionally, the nearby A5 and M1 motorway provide swift connections to the wider region, making travel to and from the property straightforward and efficient.

Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £25,000 per annum.

Accommodation

800 Sq Ft / 74.3 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 TBC.

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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