

To Let

261 Dunstable Road, Luton, Beds, LU4 8BP

 £24,000 Per Annum

 1,000 Sq Ft / 92.9 Sq M

 The Property comprises a prominently positioned ground floor commercial retail unit together with a detached outbuilding providing useful storage space, offering versatile accommodation within Use Class E. Suitable for a wide range of retail, office, professional, medical and business uses (subject to the necessary consents).

 Internally, the commercial retail unit provides predominantly open-plan accommodation together with a fitted kitchen and WC facilities. Externally, the Property benefits from a private rear courtyard, off-street parking and the detached outbuilding, which offers valuable ancillary storage, providing excellent operational flexibility.





For further information
please contact:

01582 957591

9 Compton Avenue,
Luton, LU4 9AX

261 Dunstable Road, Luton, Bedfordshire, LU4 8BP

Location

The Property occupies a prominent position on Dunstable Road (A505), providing excellent access to Luton Town Centre, Luton Railway Station and Junction 11 of the M1 motorway. Situated within a well-established mixed residential and commercial area, the location benefits from strong passing traffic and excellent connectivity to the wider regional road network.

Terms & Tenure

The property is available to let on a new lease for a term to be agreed, subject to contract, at a rental of £24,000 per annum exclusive.

Accommodation

Commercial Unit:	800 sq ft	74.3 sq m
Outbuilding Storage:	200 sq ft	18.6 sq m
Total	1,000 sq ft	92.9 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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