





## 5 High Street South, Dunstable, LU6 3RZ

 £32,000 per annum

 1,230 Sq Ft / 114.27 Sq M

 The Property comprises a mid-terrace commercial premises providing approximately 1,230 sq ft of accommodation, arranged over ground floor and basement levels, and falling within Class E use. The Property was most recently occupied by a desserts café, and benefits from an established layout suited to customer-facing businesses.

 The ground floor provides a customer seating area together with W.C facilities, creating a practical front-of-house environment. The basement level provides a kitchen, preparation area and additional storage space, offering useful back-of-house accommodation. The Property may therefore suit a range of café, takeaway, retail, office, or other service-based occupiers falling within Class E.





## 5 High Street South, Dunstable, LU6 3RZ

### Location

The Property is situated on High Street South, Dunstable, forming part of a well-established commercial parade comprising a mixture of independent retailers, cafés, takeaways and service-based businesses, together with nearby residential neighbourhoods which support regular local trade. High Street South acts as a principal route linking Dunstable town centre and Luton, resulting in consistent passing traffic and pedestrian movement, with the Property benefiting from good visibility and accessibility within the surrounding area.

### Terms & Tenure

The premises are available to let at a rental of £32,000 per annum exclusive.

### Accommodation

Ground Floor

Basement Floor

Total - 1,230 sq ft

For further information  
please contact:

01582 957591  
9 Compton Avenue,  
Luton, LU4 9AX

### Rates

Rateable Value £10,500 from April 2026 . 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, and the effect of any applicable reliefs.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

Sean Sumbillo [sean.sumbillo@stimpsonseves.co.uk](mailto:sean.sumbillo@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)

Stimpsons Eves is the trading name of Stimpsons Eves Limited Registered in England & Wales. Company Reg. no; 6512125 whose registered address is 138 Bromham Road, Bedford, MK40 2QW. Note: Messrs. Stimpsons Eves for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;(ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Stimpsons Eves has any authority to make or give any representation or warranty whatever in relation to this property.

