

Detached Town Centre Industrial Unit (Under Refurbishment)

TO LET

R/o 8 High Street North, Dunstable, Bedfordshire, LU6 1JT

1,143 SqFt
(106.19 m²)



LOCATION

The former 'Wm Gibbards Corn & Seed Merchant' unit is located in the heart of Dunstable town centre, with vehicular access off Church Street (adjacent to NatWest Bank).

DESCRIPTION

Of brick construction with both pitched and flat roof, the property is arranged over lower ground, ground and first floor. The property is undergoing refurbishment to include:

- Whitewash finish.
- Water/drainage/telecoms to be installed.
- New double glazing to be installed.
- Security alarm to be installed.
- Period features to be retained.
- Single phase electric.
- Off-road parking/loading.

TERMS

Available upon a new full repairing and insuring (FRI) lease, for a term to be agreed, at **£18,000** per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is £6,400 (please note this is not Rates payable).

Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

VAT will not apply to the rental. Unless otherwise stated, all other costs are subject to VAT at the appropriate rate.

VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



Tel: 01582 401 221 **Email:** s.w@srwood.co.uk **Website:** www.srwood.co.uk
Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

Registered Office: as above | Registered in England: 2780388 | VAT No: 354 130 682

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