

Studio/Office/Store

R/O 165 West Street, Dunstable, Bedfordshire., LU6 1PD

TO LET

142 SqFt (13.18 m²)



KEY FEATURES

- Electric.
- Sink unit.
- On road parking.
- Hot water heater.
- W/C.
- 6.02m deep x 2.19m wide.

LOCATION

The property is located to the rear of 165 West Street, Dunstable, however accessed via Meadway.

TERMS

Available upon a year-to-year agreement with the rent being **£650 pcm** (exclusive of water and electric), paid quarterly in advance. A quarter as deposit is also required, i.e. £1,950.

RATEABLE VALUE

The Rateable Value for the subject property is to be confirmed. Further information is available at www.tax.service.gov.uk

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

All costs are subject to VAT at the appropriate rate, if applicable.

VIEWING

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



Tel: (Luton 01582 401 221) (Hitchin 01462 542 760) Email: admin@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

All statements contained within these particulars as to this property are made without responsibility on the part of S.R. Wood & Son Ltd. Our client does not make or give, and neither S.R. Wood & Son Ltd or any person in their employment has authority to make or give representation or warranty whatsoever in relation to this property.