

## Town Centre Retail Premises

24 High Street South, Dunstable, Bedfordshire, LU6 3HA

**TO LET**

1,619 SqFt (150.41m<sup>2</sup>)



### LOCATION

The self-contained, mid-terraced and pavement-lined retail premises with upper parts are located within Dunstable town centre. The property benefits from a double-frontage, with one facing High Street South and the other off Ashton Square – an attractive shopping precinct. All town centre amenities are within walking distance, including shops, eateries, pubs, banking and parking.

### DESCRIPTION

The property is arranged over basement, ground and first floor and comprises of the following floor areas:

Component	SqFt	M <sup>2</sup>
Basement	<i>not inspected</i>	<i>not inspected</i>
Ground Floor	1,026	95.31
First Floor	593	55.10
Total (excluding basement)	1,629	150.41

The ground floor benefits from a large sales area (with the aforementioned double-frontage), laminated flooring, spotlighting and security features. The first floor benefits from an additional sales area, office/store rooms, kitchenette and twin WC.

### TERMS

Available by way of a new lease for a term to be agreed at **£31,500** per annum exclusive.

## RATEABLE VALUE

The Rateable Value for the subject property is to be confirmed.

Further information is available at [www.tax.service.gov.uk](http://www.tax.service.gov.uk)

## LEGAL COSTS

Each party to bear their own legal and professional costs.

## VAT

Unless otherwise stated, all costs are subject to VAT at the appropriate rate, if applicable.

## VIDEO-TOUR

[Click here](#) to watch a video-tour for the subject premises.

## VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son Ltd.  
[www.srwood.co.uk](http://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](mailto:admin@srwood.co.uk) **Website:** [www.srwood.co.uk](http://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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