

Town Centre Retail Premises

5 Ashton Square, Dunstable, Bedfordshire, LU6 3SN

TO LET

1,021 SqFt (94.83 m²)



LOCATION

The property occupies a mid-terrace and pavement-lined position in the town centre shopping precinct Ashton Square, just off High Street South and West Street. All town centre amenities are within proximity, including cafes, eateries, pubs, retail and banking.

DESCRIPTION

5 Ashton Square is arranged over ground and first floor, with a Net Internal Area of 1,021 sqft (94.83 m²). The property has been well maintained and benefits from the following:

- Rear access.
- Allocated parking.
- Wooden flooring.
- Feature lighting.
- Large sales area.
- Ground floor office, store and kitchenette.
- First floor office and kitchenette.
- Twin WC.

TERMS

Available upon a new Internal Repairing & Insuring lease for **£21,500** per annum exclusive.

RATEABLE VALUE

The Rateable Value for the subject property is £8,800 (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

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 | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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