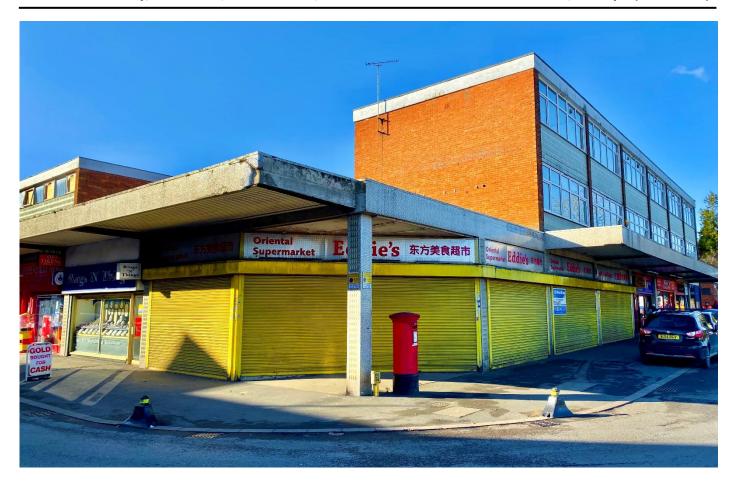
# **Town Centre Retail Premises**

Est. 1981

TO LET

19-20 Queensway, Dunstable, Bedfordshire, LU5 4ET

2,013 SqFt (187.12 m<sup>2</sup>)



#### LOCATION

Prominently located close to The Quadrant Shopping Centre, opposite Asda, within Dunstable town centre.

## **DESCRIPTION**

The premises form part of a retail development and comprise 2 adjacent/interconnected retail units with parking/delivery to the rear. There is an expansive return frontage window display.

#### **TERMS**

Available upon a new full repairing and insuring lease for a term to be agreed at £37,500 per annum exclusive.

### **RATEABLE VALUE**

The Rateable Value of this property is £30,500 (please note that this is not rates payable). Further information is available at <a href="https://www.tax.service.gov.uk">www.tax.service.gov.uk</a>

#### **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)













