

Town Centre Retail Premises

7 Queensway Parade, Dunstable, Bedfordshire, LU5 4ET

TO LET

1,669 SqFt (155.22 m²)



LOCATION

The unit faces Vernon Place in Dunstable town centre, opposite Asda. Also one of the main pedestrian walkways into The Quadrant shopping centre is adjacent.

DESCRIPTION

- Solid floor.
- Large/double shop front.
- 2 car spaces.
- Double access doors.
- Suspended ceiling.
- CAT II lighting.
- 2.99m floor to ceiling height.
- To be refurbished.

TERMS

The property is available upon a new internal repairing and insuring for £35,000 per annum exclusive, for a term to be agreed.

RATEABLE VALUE

The entire property has a current Rateable Value of £15,250 (please note that this is not rates payable). Further information is available at www.tax.service.gov.uk

Subject to certain conditions, you will not pay Business Rates on a property with a Rateable Value of £12,000.00 or less. For properties with a Rateable Value of £12,001.00 to £15,000.00 the rate relief will go down gradually from 100% to 0%, i.e. if your Rateable Value is £13,500.00 you will get a 50% reduction off your bill.

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

Plus VAT at the appropriate rate.

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: 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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