

## Town Centre Retail Premises & Upper Parts

64 High Street North, Dunstable, Bedfordshire, LU6 1LE

**TO LET**

1,549 SqFt (144 m<sup>2</sup>)



### LOCATION

The premises are prominently positioned facing High Street North, next to Iceland and close to Peacocks and Argos in Dunstable town centre.

### DESCRIPTION

Mid terraced, pavement lined premises arranged over ground, first and second floor.

- Security shutter.
- Rear access for deliveries.
- WC on each floor.

### TERMS

Available upon a new full repairing and insuring lease for a term to be agreed at a rent of £23,500 per annum exclusive.

### RATEABLE VALUE

The Rateable Value of this property is £13,500 (please note that this is not rates payable). 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.

## 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:** 01582 401 221 **Email:** [s.w@srwood.co.uk](mailto:s.w@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

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.