

## Rural Business Unit

TO LET



**Bell Cottages, Dunstable Road, Studham,  
Bedfordshire, LU6 2QG**

**1,814 SqFt (168.52 m<sup>2</sup>)**

### LOCATION

Studham is an affluent village somewhat in the middle of Leighton Buzzard, Dunstable and Luton. The property is located adjacent to the recently developed Bell Cottages, behind The Bell Inn and off Dunstable Road. Furthermore, all village centre amenities are within proximity.

### DESCRIPTION

The detached barn style property has been recently constructed and is in the process of having a first floor and staircase installed. It is offered in a shell condition to allow a new occupier to fit-out to their specification. Alternatively (within reason and subject to contract) the landlord will undertake a basic fit-out to meet an occupier's specification.

#### The premises currently benefit from:

- Extensive forecourt parking.
- Timber clad elevations.
- Glass entrance doors.
- Full height glass window display.
- Velux style windows.

#### Potential uses (under User Class E):

- Retail.
- Office.
- Professional Services.
- Nursery.
- Gymnasium.
- Light Industrial / R&D.

### TERMS

The property is available upon a new full repairing and insuring (FRI) lease, for a term to be agreed, at **£25,000** per annum exclusive.

### RATEABLE VALUE

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

## 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.

## VIEWING

For further information or an appointment to view, please contact sole letting agency S.R. Wood & Son.

[www.srwood.co.uk](http://www.srwood.co.uk) | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)

## PHOTOS



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