

To Let

56 West Street, Dunstable, Bedfordshire, LU6 1TA



£24,000 Per Annum



756 Sq Ft / 70.23 Sq M



A mid-terrace Class E premises arranged over ground and first floor, providing well-configured accommodation suitable for a range of occupiers.



The ground floor provides open retail space, with the first floor arranged to provide multiple treatment rooms together with WC facilities and ancillary storage, offering flexible accommodation for a variety of business uses.





For further information
please contact:

01582 957591
9 Compton Avenue,
Luton, LU4 9AX

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Location

West Street is located in the vibrant town of Dunstable, offering a range of local amenities including shops, cafés, and restaurants. The area benefits from regular bus services to nearby towns such as Luton and Bedford. It also has excellent road connections via the A5 road and M1 motorway, providing convenient access to London and the surrounding region.

Terms & Tenure

The premises are available to let at a rental of £24,000 per annum exclusive.

Accommodation

Ground Floor and First Floor Retail 756 sq ft 70.2 sq m

EPC

The EPC rating for the property is 57 – Band C.

Rates

Rateable Value £8,300. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

