

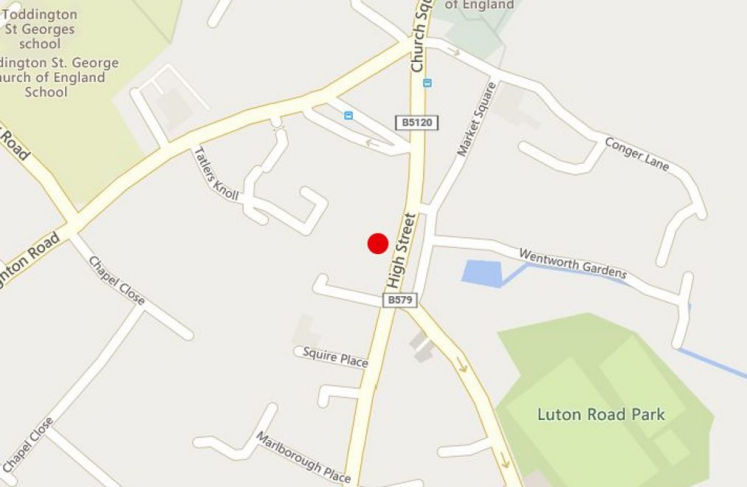
TO LET

2,001 Sq Ft (185.89 Sq M)

- Prominent End Of Terrace Retail Unit
- Double Frontage Onto High Street
- Dual Access From High Street And Hardinge Place
- Suitable For A Variety Of Uses STTP
- Plentiful Public Parking To Front Elevation And Nearby



24 High Street
Toddington, Dunstable, LU5 6BY



LOCATION

- The property adopts a prime position along the main High Street in Toddington Village, approximately 0.5 miles from Junction 12 of the M1 motorway, providing excellent north-south connectivity to Luton, Milton Keynes, London and the Midlands. Additional road access is available via local B-roads, with the A5 reachable within a short drive.
- Local bus services operate from stops within walking distance on the High Street and The Green, providing regular connections to Dunstable, Luton, Flitwick and surrounding towns. Harlington railway station, located approximately 2 miles to the east, offers Thameslink services to Bedford, Luton and London St Pancras.

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Google Maps

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DESCRIPTION

- The property comprises an end of terrace ground floor retail unit of traditional brick construction.
- The property benefits from a double frontage onto the High Street and public parking to the front elevation.

TERMS

Available by way of a new FRI lease for a term to be agreed. Rent on application.

VAT is not applicable.

ACCOMMODATION (Net Internal Area*)

Total	185.89 SQ M	2,001 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

Business Rates: The rateable value is £19,000. For the rates payable please contact us or www.voa.gov.uk

CONTACT:

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