

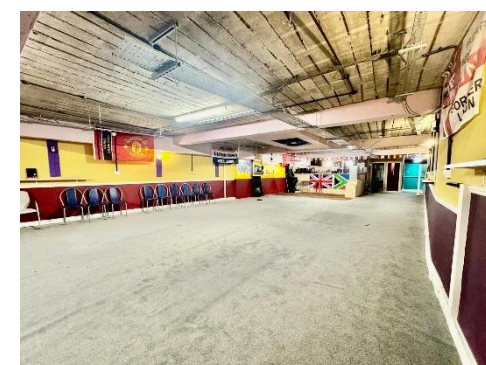
To Let

**23 High Street North, Dunstable,
LU6 1HX**

 Rents from £35,000 per annum exclusive.

 A fantastic opportunity to lease a prominent versatile commercial space suitable for a variety of uses. The property currently benefits from Class E/Sui Generis use and was previously operated as a pool hall and nightclub. The ground floor provides a substantial open-plan area, with separate WC facilities and storage space.

 The first floor comprises a generous open plan area with an existing bar, with WC facilities. It also benefits from access via a side entrance from Eleanors Cross, providing flexibility for occupiers and potential configurations. The premises are available as a whole or on a floor-by-floor basis, offering an excellent opportunity for occupiers seeking flexible accommodation in a prominent town-centre location.





For further information
please contact:

01582 957591
9 Compton Avenue,
Luton, LU4 9AX

23 High Street North, Dunstable, Bedfordshire, LU6 1HX

Location

Situated on the High Street the property benefits from high level footfall and in close proximity to the town centre.

Situated in Dunstable town centre which is well served by public transport and public parking with a guided bus way with links to Luton town centre train station with direct links to London and Luton airport. The property also benefits from local private car parks which provide parking for ample vehicles for customers using the town. The property is also a short walk to The Quadrant shopping centre which attracts further footfall to the area.

Terms

The premises are to be let on new terms to be agreed.

Accommodation/Rents

Floor	Sq Ft	Sq M	Rent Per Annum
Ground Floor	2,830	262.91	£40,000
First Floor	1,782	165.55	£35,000
Total	4,612	428.45	£75,000

Rates

Rateable Value £37,250 for the whole building. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 106 - Band E.

VAT

All figures are quoted exclusive of VAT, purchasers and 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:

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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