





## To Let

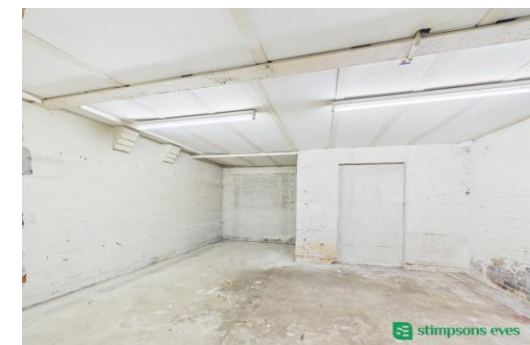
### 24 West Street, Dunstable, Bedfordshire

 £45,000 Per Annum

 3,194 Sq Ft / 296.72 Sq M

 The Property comprises a prominent commercial premises arranged over ground and upper floors, offering flexible accommodation suitable for a variety of retail, office, leisure, or service-based uses, subject to the necessary consents. The Property benefits from a well-presented frontage, excellent visibility, and predominantly open-plan accommodation.

 Situated within an established commercial location, the premises benefit from strong pedestrian and vehicular traffic and are surrounded by a mix of retailers, independent businesses, and professional occupiers. The Property presents an excellent opportunity for businesses seeking a prominent and accessible trading position.



**24 West Street, Dunstable, Bedfordshire, LU6 1SN**

## Location

Located on West Street in Dunstable town centre, the Property benefits from a prominent position within an established commercial area. Excellent road links are provided via the A5 and M1 (Junction 11A), offering convenient access to Luton, Milton Keynes, and the wider South East. London Luton Airport and rail services from Luton provide further regional and national connectivity.

## Terms & Tenure

The property is available To Let on a new lease for a term to be agreed.

## Accommodation

Basement Storage: 207 Sq. Ft.

Ground Floor offices, Storage and Kitchen: 1,884 Sq. Ft.

First Floor offices, Storage and Kitchen: 1,104 Sq. Ft.

Total Area = 3,194 Sq. Ft

## Rates

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

**For further information  
please contact:**

**01582 957591**

**9 Compton Avenue,  
Luton, LU4 9AX**

## EPC

The EPC rating for the property is C

## 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:



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