

TO LET

RETAIL



- Location: prominent A505 main road frontage
- Edge of town centre position
- Easy access from Dunstable, Luton, M1, A5, A505
- Ground floor open plan shell specification
- Suitable for retail and showroom use
- Eaves height permits mezzanine level if required
- Nearby occupiers include: McDonalds, Kwik-Fit, Wickes, ATS
- Adjacent public car parking
- Potential to be split from 700 sq ft to 2,000 sq ft
- VAT: applicable
- Use: A1 retail. May suit alternative uses subject to planning consent
- Joint agents: Smiddy & Co and Clock Property

- Ground Floor: 2,368 ft² (220.00 m²)
- Ancillary: 323 ft² (30.00 m²)
- **Total:** 2,691 ft² (250.00 m²)

- Rent: on application for all leasehold interest
- Rateable value: £22,250
- Energy performance ratings: under assessment

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