

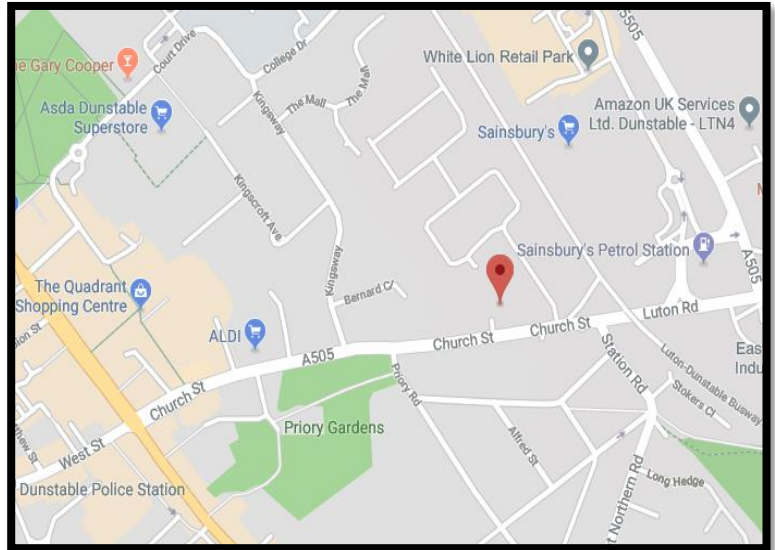
To Let**2,691 Ft² (250 M²) - Prominent Shop (Class A1 Use)****Priory View, 4 Church Street, Dunstable,
Bedfordshire. LU5 4FG***** Potential to split from 700 to 2,000 Ft² ****** Prominent A505 main road frontage ****** Edge of town centre position ***www.smiddyproperty.co.uk**Hemel Hempstead
01442 601007****Leighton Buzzard
01525 623007****Watford
01923 911007**

LOCATION

Dunstable has a resident population of some 36,000 and is located 5 miles west of Luton and 15 miles south-east of Milton Keynes. The A5 Trunk Road runs through the town and the M1 motorway (Junction 11) is within 2 miles.

The property is prominently situated facing Church Street that connects Dunstable Town Centre to Luton on the busy High Street South (A5).

Local occupiers include Aldi, Sainsbury's, McDonald's, Wickes.



DESCRIPTION

Amounting to 2,691 ft² there is potential to sub-divide and let as two separate units of approx. 700 ft² and 2,000 ft². The property comprises a modern ground floor open plan unit suitable for A1 retail and showroom use.

- May suit alternative uses subject to planning consent.
- Finished to shell specification the eaves height also permits the installation of a mezzanine.
- Public car parking adjacent

TERMS

Lease: The premises are offered on a new lease for a term to be agreed.

Rent: On application. VAT is applicable.

Business Rates: Rateable Value: £22,250.

Interested parties are advised to make their own enquiries with the Rating Department of Central Bedfordshire Council – T: 0300 300 8011 E: businessrates@centralbedfordshire.gov.uk

Energy Performance Certificate

The EPC has been applied for and is under assessment.

VIEWING

Strictly by appointment through either of the joint sole agents:-

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