S.R. Wood & Son

TO LET



45 Lowther Road, Dunstable, LU6 3NL

OUT-OF-TOWN RETAIL SPACE WITH PARKING

Summary

Tenure	To Let
Available Size	958 sq ft / 89 sq m
Rent	£14,500 per annum
EPC Rating	C (73)

Key Points

- Retail Parade
- Adjacent Carpark
- Rear Kitchen/Store
- End-Terraced
- Open Plan Sales Area
- Rear Loading

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Location
Dunstable is an attractive market town in Central Bedfordshire and forms part of the wider Luton/Dunstable conurbation. The subject property occupies a mid-terraced position within the Lowther Road retail parade. Other occupiers of the development include: Co-op, a Chinese takeaway, a hairdressers, a charity shop and an off-licence. The surrounding area consist primarily of residential streets. The town centre is a 5-minute drive away.

Description
An end-terraced retail unit comprising 958 sqft (89.00 m2) and formerly occupied by an independent cafe business.

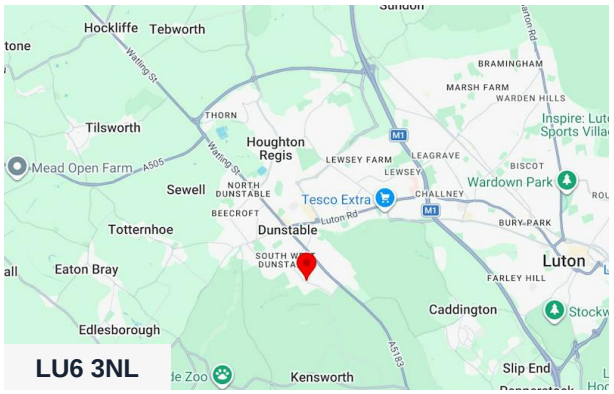
- Pavement-lined shopfront
- Open plan sales
- Kitchen/storeage to the rear
- Loading to the rear
- Twin WC
- Free on-site carparking

Terms
Available by way of a new internal repairing and insuring (IRI) lease at a commencement rent of £14,500 per annum exclusive.

Rateable Value
£15,500 (this is not rates payable).

VAT
The property is not elected for VAT.

Costs
Each party is to bear its own legal and professional costs incurred.







Viewing & Further Information



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