

TO LET - GROUND FLOOR RETAIL UNIT



329 SqFt (30.56 SqM)

279 Dunstable Road, Luton, Bedfordshire, LU4 8BS



Prominent Location



M1 within 2 miles



Luton Train Station within 2 miles



Open Plan, WC facility



1 On Site Parking Spaces



Leasehold £9,500 per annum



Location

- Prominently positioned facing Dunstable Road, close to its junction with Highfield Road, within the Bury Park/Beech Hill suburb of Luton
- Luton Train Station within 2 miles
- Nearby occupiers include Tesco local and local business operators
- Large residential catchment



Description

- Prodominently open plan office accommodation
- One allocated parking space
- Fully glazed shop front



Specification

- Open Plan
- WC facility
- Use: A1 / A2
- D85



Floor Area (Net Internal Area)

The property has been measured in accordance with the RICS Property Measurement Standards (Second Edition)

| | | |
|-------|-----------|-----------|
| Total | 30.60 SqM | 329 Sq Ft |
|-------|-----------|-----------|

Areas quoted are approximate and should not be held as 100% accurate.



Terms

- Leasehold £9,500 per annum
- Service Charge: Not Applicable
- VAT: Not Applicable



Business Rates

Interested parties are advised to make their own enquiries.

Start up or company with only one business address maybe able to get small business rates relief and potentially be exempt from business rates payable.



Viewing

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