

# TO LET



**25 Ashton Square, Dunstable, Bedfordshire, LU6 3SN**

**43,480 Sq. Ft (4,039.39 Sq. M)    £200,000 per annum exclusive**

- Substantial Town Centre Premises
- Attractive Shopping Precinct
- Allocated & Nearby Public Car Parking
- Extensive Sales Area
- Loading & Store Provisions
- Flexible Lease Terms Available

## Location

Dunstable is a market town in the country of Bedfordshire. Adjacent towns include Luton to the east and Leighton Buzzard to the west. The subject premises are situated in Ashton Square, an attractive shopping precinct in Dunstable town centre, off High Street South and West Street. Within the vicinity are a mix of national, regional and local occupiers including the likes of retailers, food & beverage operators, bars, banks, etc.

Various arterial routes are within proximity, including:

- A505 to Luton & Leighton Buzzard
- A5 to Milton Keynes
- A6 to Bedford
- M1 (J11A)

## Description

Formerly occupied by Wilko, these prime retail premises are arranged over ground and first floor. The premises would suite a variety of uses under User Class E, such as (but not limited to): Retail, Food & Beverage, Leisure, Office, Showroom, Professional Services, etc.

## Terms

Available by way of a new full repairing and insuring lease for a term to be agreed at a rent of **£200,000 per annum exclusive**.

## EPC

B – 41

## Accommodation

The property has been measured on net internal basis in accordance with the RICS Property Measurements Standards 6th Edition.

Accommodation	Sq. Ft	Sq. M
Ground floor	24,986	2,321.3
First Floor	18,493	1,718.1
<b>Total</b>	<b>43,480</b>	<b>4,039.39</b>

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

## Business Rates

From enquiries we understand that for the current year the rateable value is £134,000 with a rates payable in the order of £73,164 per annum.

## Service Charge

This is a contribution towards the external and common part repair and maintenance.

Further information available on request.

## VAT

The property is not elected for VAT and therefore is not payable on the rent and service charge.

## Viewings

Strictly by appointment. For further details please contact;

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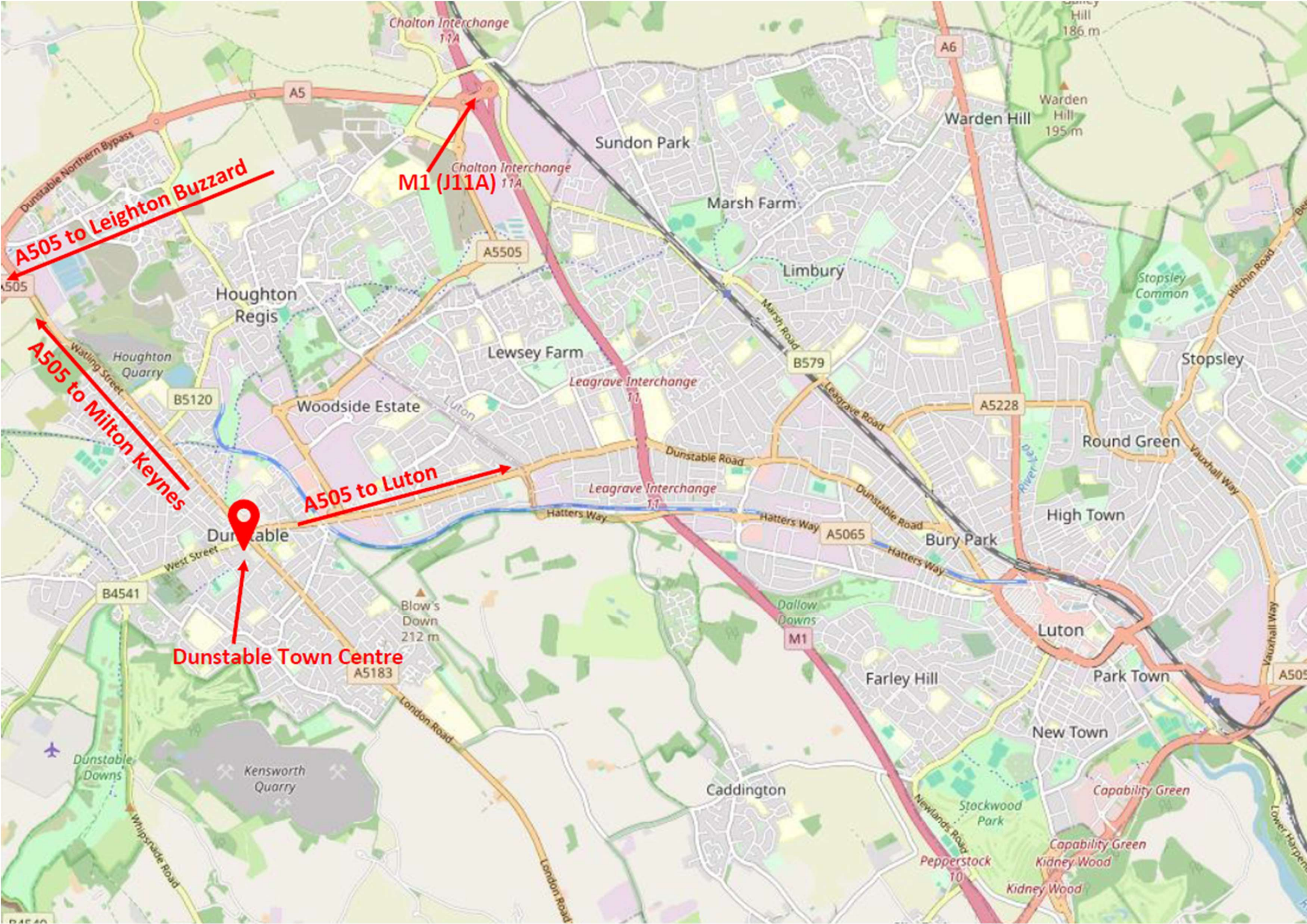
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**A505 to Leighton Buzzard**

**A505 to Milton Keynes**

**A505 to Luton**

**Dunstable Town Centre**

**M1 (J11A)**

