

# TO LET

**43,480 Sq Ft**

(4,039.29 Sq M)

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



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

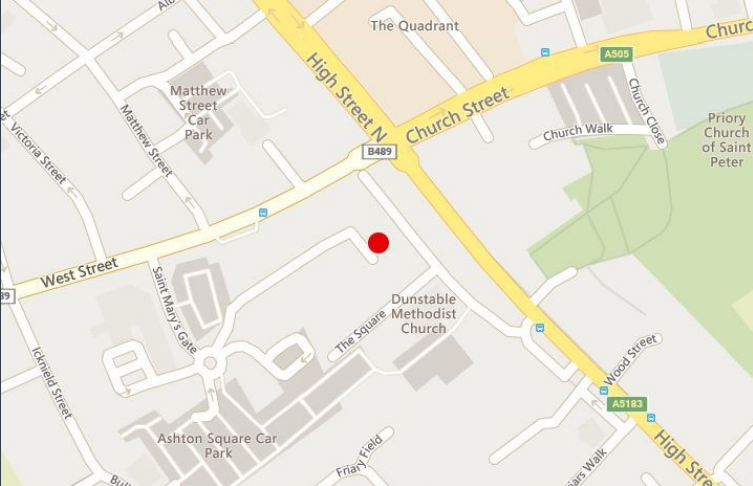
**>D KirkbyDiamond**

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## LOCATION

- Dunstable is a market town in the county of Bedfordshire. Adjacent towns include Luton to the east and Leighton Buzzard to the west
- The subject premises are situated in Ashtons 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 and M1 (J11A)

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 Google Maps

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## 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

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £200,000 pa exclusive.

## ACCOMMODATION (Net Internal Area\*)

**Total** **4,039.29 SQ M** **43,480 SQ FT**

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: B-41**

**Business Rates:** The rateable value is £134,000 For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** This is a contribution towards the external and common part repair and maintenance. Further information available on request.

## CONTACT:



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