

TO LET

2,761 Sq Ft (256.5 Sq M)

- › Centrally located just off Houghton Regis High Street
- › Landlord incentives available
- › Neighbouring a number of national occupiers
- › Secure undercroft rear access loading
- › All mains services (including gas)

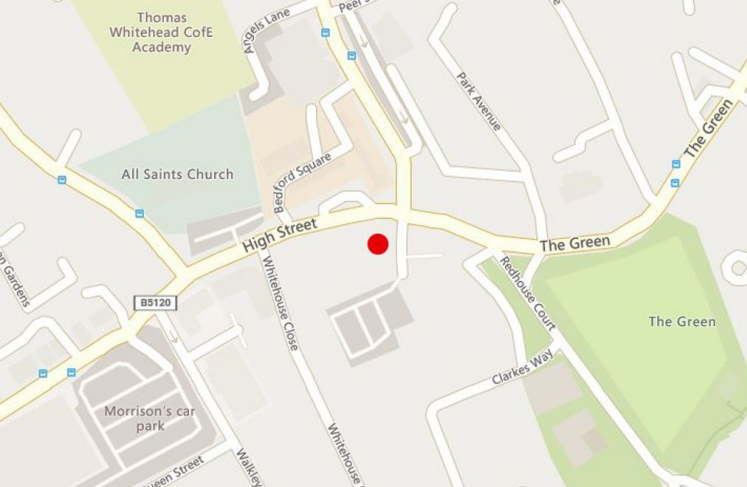


Restaurant Unit

All Saints View, High Street, Houghton Regis, Dunstable, LU5 5LQ

Contact: Chris Richards or Hannah Niven
Tel: 01582 738866
eddisons.com





Location

- Situated on a prime retail pitch on Houghton Regis High Street
- The property has access to excellent road and public transport links namely Junction 11a of the M1 Motorway and the M1/A5 link road
- Nearby train stations include Leagrave (2.8 miles) and Luton Airport Parkway (7 miles) which offer both direct national and local services to Central London in under 40 minutes

 what3words

[///rents.bind.star](https://rents.bind.star)

 Google Maps

[Click here](#)

Description

- Comprising a ground floor retail unit which forms part of the commercial element of a new and modern later living development consisting of 168 one and two-bedroom apartments and supporting amenities.
- The unit is offered in shell condition with all mains services ready for fit-out and benefits from an extensive full height frontage.
- The unit benefits from a high ceiling height allowing for a mezzanine floor.
- The unit benefits from secure undercroft rear access loading and allocated car parking
- Nearby operators include Costa Coffee, Herron Foods, Morrisons, and Subway

Terms

Available by way of a new IRI lease for a term to be agreed at a rent of £38,650 per annum exclusive.

VAT is not payable.

Accommodation (Net Internal Area*)

Total	256.5 SQ M	2,761 SQ FT
--------------	-------------------	--------------------

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

EPC: B-50

Business Rates: The rateable value is £49,500. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £11,421 per annum.

Contact:

CHRIS RICHARDS

[07983 775684 chris.richards@eddisons.com](mailto:chris.richards@eddisons.com)

HANNAH NIVEN

[07425 244 396 hannah.niven@eddisons.com](mailto:hannah.niven@eddisons.com)