

TO LET

3,535 Sq Ft (328.4 Sq M)

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



23 Ashton Square

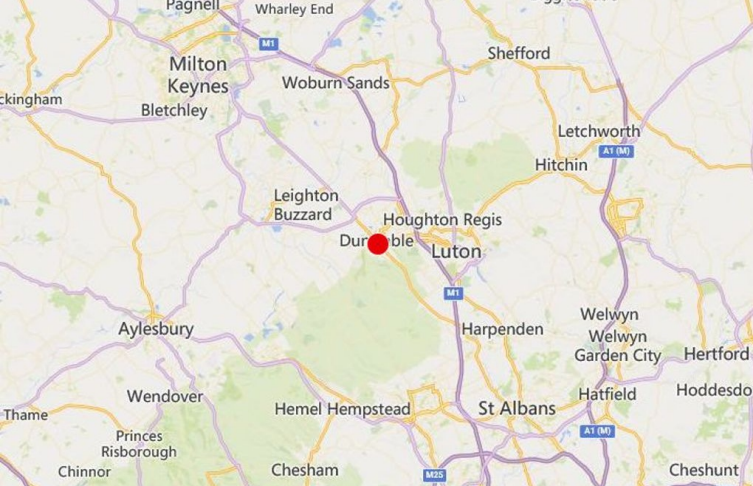
Dunstable, LU6 3SN

Contact: Hannah Niven or Chris Richards

Tel: **01582 738866**

eddisons.com





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 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 and M1 (J11A)

what3words

///chefs.puns.blitz

Google Maps

Click here



Description

- Formerly occupied by Farm Foods, these prime retail premises are arranged over ground floor and is adjacent to the newly opened Boyes, which has revitalised the shopping precinct.
- There is a large open plan sales area with an expansive retail frontage.
- The property has loading and 4 car parking spaces to the rear.
- 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 £42,500 pa exclusive. VAT is payable.

Accommodation (Net Internal Area*)

Ground Floor Retail	328.4 SQ M	3,535 SQ FT
Total	328.4 SQ M	3,535 SQ FT

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

EPC: B-44

Business Rates: The rateable value is £39,250. For the rates payable please contact us or 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:

HANNAH NIVEN

[07425 244 396](tel:07425244396) hannah.niven@eddisons.com

CHRIS RICHARDS

[07983 775684](tel:07983775684) chris.richards@eddisons.com