



info@smiddyproperty.co.uk

# To Let

2,691 Ft<sup>2</sup> (250 M<sup>2</sup>) - Prominent Shop (Class A1 Use) Priory View, 4 Church Street, Dunstable, Bedfordshire. LU5 4FG



\* Potential to split from 700 to 2,000 Ft<sup>2</sup> \*

\* Prominent A505 main road frontage \*

# \* Edge of town centre position \*

www.smiddyproperty.co.uk

Hemel Hempstead 01442 601007 Leighton Buzzard 01525 623007 Watford 01923 911007

These particulars are for general guidance only and do not constitute any part of an offer or contract. They are issued on the understanding that all negotiations are conducted, subject to contract, through Smiddy & Co Limited. Details are given without any responsibility and any interested party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor(s) or lessor(s) do not make or give Smiddy & Co Limited nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

# LOCATION

Dunstable has a resident population of some 36,000 and is located 5 miles west of Luton and 15 miles south-east of Milton Keynes. The A5 Trunk Road runs through the town and the M1 motorway (Junction 11) is within 2 miles.

The property is prominently situated facing Church Street that connects Dunstable Town Centre to Lutonon the busy High Street South (A5).

Local occupiers include Aldi, Sainsbury's, McDonald's, Wickes.



# DESCRIPTION

Amounting to 2,691 ft<sup>2</sup> there is potential to sub-divide and let as two separate units of approx. 700 ft<sup>2</sup> and 2,000 ft<sup>2</sup>. The property comprises a modern ground floor open plan unit suitable for A1 retail and showroom use.

- May suit alternative uses subject to planning consent.
- Finished to shell specification the eaves height also permits the installation of a mezzanine.
- Public car parking adjacent

#### TERMS

Lease: The premises are offered on a new lease for a term to be agreed.

Rent: On application. VAT is applicable.

Business Rates: Rateable Value: £22,250.

Interested parties are advised to make their own enquiries with the Rating Department of Central Bedfordshire Council – T: 0300 300 8011 E: businessrates@centralbedfordshire.gov.uk

# **Energy Performance Certificate**

The EPC has been applied for and is under assessment.

# VIEWING

Strictly by appointment through either of the joint sole agents:-

