

To Let

11 High Street North, Dunstable, Beds, LU6 1HY



£30,000 Per Annum



Approximate size - 950 Sq Ft / 88 Sq M



This ground floor property suitable for a wide range of uses under Class E. The premises offer an excellent opportunity for new occupiers to establish themselves in a prime town centre location benefitting from strong pedestrian footfall, high visibility and proximity to a mix of national and independent retailers.



The unit is ideal for retail, office, or professional service operators looking to secure a well-connected and accessible base within the town's main commercial hub.

For further information
please contact:

01582 957591

9 Compton Avenue,
Luton, LU4 9AX





11 High Street North, Dunstable, LU6 1HY

Location

The property is situated on High Street North, one of Dunstable's main thoroughfares, providing excellent visibility and access to the town centre's amenities. Dunstable is well-connected via the A5, which runs directly through the town, and lies just a short distance from Junction 11 of the M1 motorway, offering easy access to Luton, Milton Keynes and the wider region. The area is served by regular bus routes, with Leagrave railway station approximately 4 miles to the east, providing direct services into London St Pancras. Nearby occupiers include a mix of national and independent retailers, restaurants and professional services, contributing to steady pedestrian footfall throughout the day.

Terms & Tenure

The ground floor premises are to be let by way of a new lease at a rental of £30,000 per annum exclusive.

Accommodation

Ground Floor Approximately 950 sq ft (88 sq m)

**For further information
please contact:**

01582 957591

**9 Compton Avenue,
Luton, LU4 9AX**

Rates

Rateable Value TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 73 - Band C.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Shyam Patel shyam.patel@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

