

TO LET

2,036 Sq Ft (189.14 Sq M)

- Prominent high street retail unit with full height return frontage
- Landlord incentives available
- Neighbouring a number of national occupiers
- Secure rear access loading bay
- Suitable for a variety of uses within Use Class E



Unit 1

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



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

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DESCRIPTION

- Comprising a prime pitch ground floor corner retail unit forming part of the commercial element of a new later living development
- The unit is offered in shell condition with services ready for fit-out and benefits from an extensive full height return frontage with motorised entrance door from the High Street
- The unit also benefits from secure rear loading and allocated car parking

TERMS

Available by way of a new IRI lease for a term to be agreed at a rent of £33,650. VAT is not payable.

ACCOMMODATION (Net Internal Area*)

Ground floor retail unit	189.14 SQ M	2,036 SQ FT
Total	189.14 SQ M	2,036 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 £27,500. 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 £8,577 per annum.

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