

TO LET

987 Sq Ft (91.69 Sq M)

- Prominent lock-up retail unit
- Established retail location with high footfall traffic
- Suitable for a variety of uses within Use Class E
- Electric security roller shutter and rear loading access
- Eligible for small business rates relief



20 Bedford Square
Houghton Regis, Dunstable, LU5 5ES

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





Location

- Situated within the established Bedford Square retail precinct in Houghton Regis.
- Prominently positioned adjacent to Poundstretcher, alongside fellow national retailers Greggs and Ladbrokes and a range of established local occupiers, collectively generating strong footfall to the area.
- Straightforward access to the A5 and M1 Junction 11A, providing fast connections to Dunstable, Luton, Milton Keynes and the wider motorway network.
- Excellent public transport links include the Luton–Dunstable Busway and nearby Leagrave and Luton railway stations.

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Google Maps

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Description

- Comprising a ground-floor lock-up retail unit situated within the established Bedford Square retail precinct in Houghton Regis.
- The unit benefits from a fully glazed frontage, electric security roller shutter, and generous signage space above.
- The accommodation is predominantly open plan, with two partitioned kitchen/preparation areas that can be altered to suit occupier requirements.
- Further benefits include a suspended ceiling with recessed CAT II lighting, two WCs, mains services and rear loading access.

Terms

Available by way of a new effective FRI lease for a term to be agreed at a rent of £17,650 per annum exclusive.

VAT is payable.

Accommodation (Gross Internal Area*)

Total	91.69 SQ M	987 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C (63)

Business Rates: The rateable value is £11,000. 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. Further information available upon request.

Contact:

CHRIS RICHARDS

07983 775684 chris.richards@eddisons.com

HANNAH NIVEN

07425 244 396 hannah.niven@eddisons.com

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