

TO LET

338 Sq Ft (31.4 Sq M)

- › Prominent lock-up retail unit
- › Established retail location within dense residential area
- › Suitable for a variety of uses within Use Class E
- › Eligible for 100% small business rates relief
- › Ample parking nearby

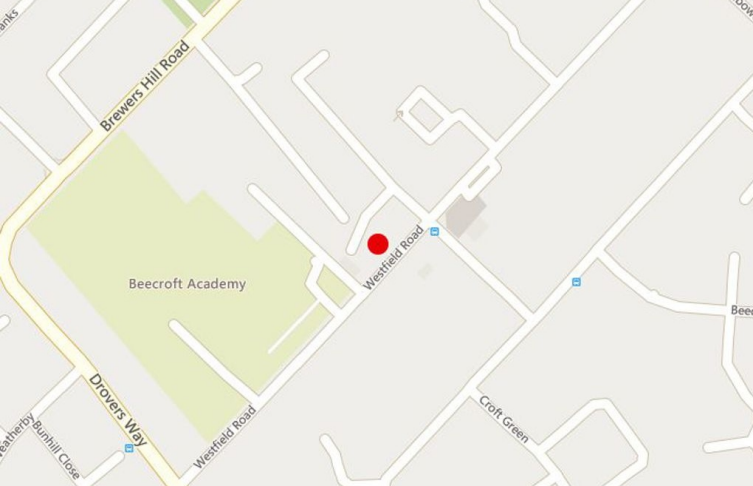


154 Westfield Road

Dunstable, LU6 1DL

Contact: Chris Richards or Hannah Niven
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eddisons.com





Location

- Situated on Westfield Road, an established residential and local commercial area in the heart of Dunstable.
- Excellent road links provide easy access to the M1 and A5, while frequent local bus services offer connections to convenient access to Dunstable town centre, Luton and Luton Airport, with access to the Luton-Dunstable Busway network.
- The property benefits from a range of established local amenities nearby, including a post office, convenience store, tattoo parlour, and a florist which collectively generate strong traffic to the area.

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Google Maps

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Description

- Comprising a ground-floor lock-up retail unit situated within an established retail parade on Westfield Road in the heart of Dunstable.
- The unit benefits from a single glazed frontage and generous signage space above.
- The accommodation is predominantly open plan, with a storage room and w/c to the rear elevation.
- Further benefits include rear loading access and ample parking which is available on a first come first service basis.
- The unit occupies a prominent position on the parade which include a range of established local occupiers, collectively generating strong traffic to the area.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £10,000 per annum exclusive.

VAT is not payable.



Accommodation (Net Internal Area*)

Total	31.4 SQ M	338 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: E (124)

Business Rates: The rateable value is £2,300. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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