

7 QUEENSWAY PARADE, VERNON PLACE, DUNSTABLE,
BEDFORDSHIRE, LU5 4ET



TOWN CENTRE RETAIL

TO LET

£35,000 pax

556–1,112–1,669 SQFT (51.71–103.42–155.22 M²)

DESCRIPTION

The purpose-built retail unit has been occupied by Shoezone for a large number of years.

Our client will consider dividing the ground floor retail unit into 2 self-contained stores if required.

- Solid floor.
- Large/double shop front.
- 2 car spaces.
- Double access doors.
- Suspended ceiling.
- CAT II lighting.
- 2.99m floor to ceiling height.
- To be refurbished.

LOCATION

The unit faces Vernon Place in Dunstable town centre, opposite Asda, also one of the main pedestrian walkways into The Quadrant shopping centre is adjacent.

TERMS

The entire shop of 1,669 sq ft is available to lease at £35,000 per annum exclusive. If the shop is split into 2 stores, the 556 sq ft store is available at £12,500 per annum and the 1,112 sq ft store at £25,000 per annum.

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The entire property has a current Rateable Value of £15,250 (please note that this is not rates payable). Further information is available at www.tax.service.gov.uk

Subject to certain conditions, you will not pay Business Rates on a property with a Rateable Value of £12,000.00 or less. For properties with a Rateable Value of £12,001.00 to £15,000.00 the rate relief will go down gradually from 100% to 0%, i.e. if your Rateable Value is £13,500.00 you will get a 50% reduction off your bill.

VAT

Plus V.A.T. at the appropriate rate if applicable.

VIEWING

For further information or an appointment to view, kindly contact sole letting agents S. R. Wood & Son Ltd.

01582 401 221

Click the icons below to be redirected to the website or relevant social media page



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