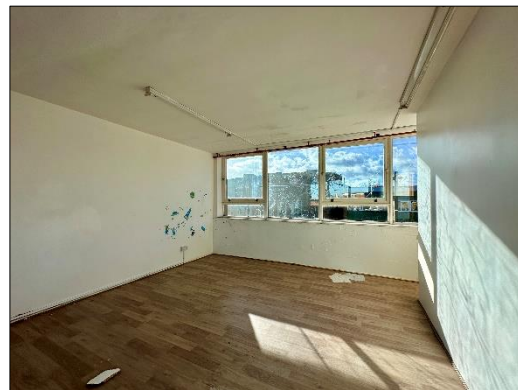


64 HIGH STREET NORTH, DUNSTABLE, LU6 1LE



DRAFT DETAILS

RETAIL PREMISES PLUS UPPER PARTS

TO LET

£23,500 pax

1,548.75 SQFT (143.87 M²)

DESCRIPTION

Mid terraced, pavement lined premises.

The ground floor is mainly open plan and with the removal of a small partition could be enlarged by circa 100.54 sq ft/9.34 sq m net.

The first floor provides twin w/c and kitchen with a partitioned front office. With the removal of the partitioning the net floor area could increase by 158.45 sq ft/14.72 sq m.

The second floor is totally open plan, having windows to front and rear.

- Double shop front.
- Whitewashed walls.
- Fluorescent lighting.
- Carpet/laminate/lino.
- Ground floor to ceiling height 2.88m and 3.25m.
- Security shutter.
- Recently decorated.

Ground floor – 856.51 sq ft/79.57 sq m GIA

First floor – 217.22 sq ft/20.18 sq m net (could become 285.47 sq ft/26.52 sq m)

Second floor – 474.92 sq ft/44.12 sq m net

LOCATION

The premises are prominently positioned facing High Street North, next to Iceland and close to Peacocks and Argos.

TERMS

Available upon a new full repairing and insuring lease for a term to be agreed at a rent of £23,500 per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs incurred.

RATEABLE VALUE

The Rateable Value of this property is £13,500 (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



Tel: 01582 401 221 Email: s.w@srwood.co.uk Website: www.srwood.co.uk
Address: Unit 4, Oxen Industrial Estate, Oxen Road, Luton, Bedfordshire, LU2 0DX

Registered Office: as above | **Registered in England:** 2780388 | **VAT No:** 354 130 682

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