

## SHOP 2, BRITTANY COURT, HIGH STREET SOUTH, DUNSTABLE, BEDFORDSHIRE, LU6 3HR



## LOCK UP RETAIL PREMISES

## TO LET

**£18,500 pax**

**1,429.02 SQFT (132.76 M<sup>2</sup>)**

### DESCRIPTION

Brittany Court forms a purpose built, mixed use property with shops upon the ground floor.

- Sales area 63.11 sq m/679.35 sq ft
- Rear store 5.38 sq m/57.89 sq ft
- First floor office/store 64.27 sq m/691.84 sq ft

### Retail Area

- Solid floor.
- Suspended ceiling.
- Security roller shutter.
- W/c at first floor.
- Cat II lighting.
- Timber framed double shop front.
- 3.47m floor to ceiling height.

### LOCATION

Located facing High Street South within Dunstable town centre, with on-road parking close by.

### TERMS

Available upon a new effective full repairing and insuring lease for a term to be agreed at a commencing rental of £18,500 per annum.

## LEGAL COSTS

Each party to bear their own legal costs incurred.

## RATEABLE VALUE

The Rateable Value of this property is to be advised.

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

We are advised V.A.T. is not applicable to the rental.

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

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