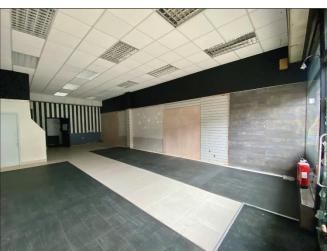
S.R. Wood & Son Ltd

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 M²)

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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