

TO LET Retail Unit

72-74 High Street North
Dunstable, LU6 1LE

Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size – 8,050 sq ft
- ❑ Quoting rent £40,000 per annum

Contact

Rian Dunne – 07780 209737 Rob Fraser – 07894 605513
rian.dunne@rapleys.com rob.fraser@rapleys.com



Location

Dunstable is a market town in Bedfordshire, approximately 30 miles north of London and 5 miles west of Luton.

The subject unit is located on the northern end of the High Street, and forms part of a retail parade, two units away from Iceland. The two shopping centres are a two minute walk south of the unit. Other nearby occupiers include **Peacocks, Age UK, Amplifon, and Shoe Zone.**

Accommodation

The premises are arranged over ground and first floors providing the following approximate internal floor areas:-

	Sq m	Sq ft
Ground	537.91	5,790
First	209.96	2,260
Total	747.87	8,050

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

Energy Performance Asset Rating – D-89. A certificate can be made available.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of an assignment of the existing lease due to expire on 23/06/2025.

Tenure

£40,000 per annum exclusive

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £50,000.

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

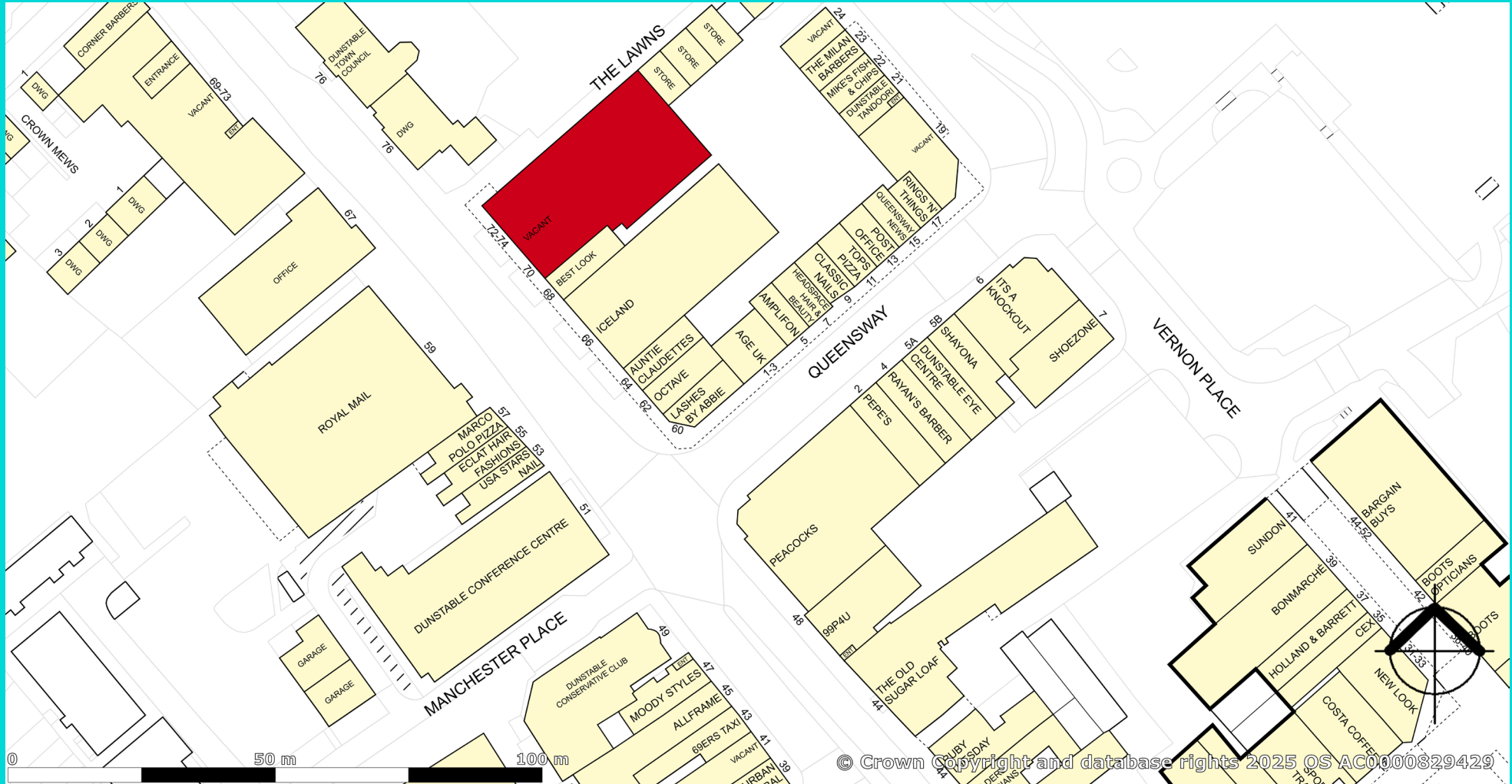
Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

[Sainsbury's Property Disposals](#)



About us

Rapleys is an **action-oriented** property consultancy, offering building consultancy, commercial, planning and residential property services, operating from seven offices across the UK:

- Birmingham
- Bristol
- Cambridge
- Cardiff
- Edinburgh
- Huntingdon
- London
- Manchester



For further details contact:

Dan Kent – 07711 420604
dan.kent@rapleys.com

Rob Fraser – 07984 605513
Rob.fraser@rapleys.com

Lewis Sinclair – 07908 227966
lewis.sinclair@rapleys.com

Rapleys LLP is registered as a Limited Liability Partnership in England and Wales.
Registration No: OC308311. Registered Office at Unit 3a, Incubator One, Alconbury Weald,
Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

Any maps are for identification purposes only and should not be relied upon for accuracy.
Crown Copyright and database rights 2018 Licence No. 100004619.

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Rapleys, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Rapleys or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in March 2025.

rapleys.com
0370 777 6292

CAN RAPLEYS HELP WITH THE BELOW ADDITIONAL PROPERTY SERVICES?

Industries



- Automotive & Roadside
- Care & Retirement
- Charities/Not-for-Profit
- Data Centres
- Education
- Health & Animal Welfare
- Industrial & Logistics
- Life Sciences
- Local Authority
- Offices
- Renewables
- Residential
- Retail & Leisure
- Transport & Infrastructure

Services



- Building Consultancy
- Commercial Agency
- Compulsory Purchase
- Cost Management
- Development Agency & Consultancy
- Environmental Impact Assessment
- Investment
- Lease Consultancy
- Neighbourly Matters
- Project Management
- Property Management
- Rating
- Strategic Land
- Town Planning
- Valuation
- Viability/Affordable Housing



CREATIVE | PROACTIVE | CONNECTED

RAPLEYS