

TO LET

>D KirkbyDiamond



Suite 4
Priory View
Church Street
Dunstable
LU5 4FG

- Turn-key opportunity
- All-inclusive rent
- Established development

Location

Priory View is located on Church Street, Dunstable with easy access routes from Luton, Dunstable and Houghton Regis. The guided bus way which links Dunstable and Luton stops directly outside of Priory View. The suite is located on the second floor of the development.

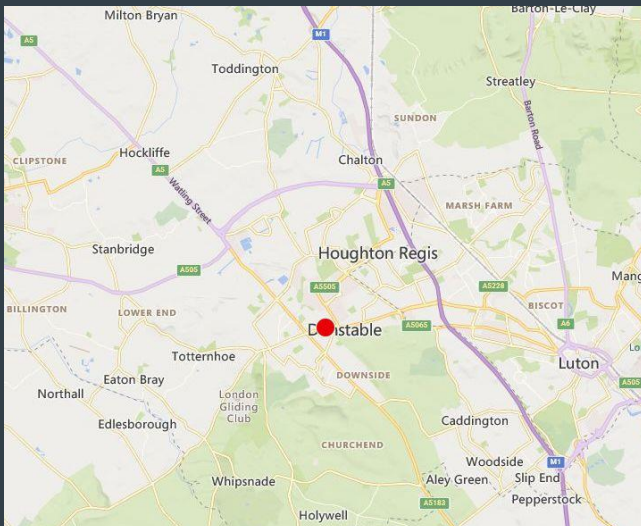
Description

Priory View is an award winning unique independent living development that offers, five recreational lounges, bar & restaurant open to the public, hair & nail unisex salon, spa therapy rooms & rooftop garden. Suite 4 is located on the second floor, neighbouring the hair salon, spa therapy rooms, hair & nail salon.

Terms

To Let: £7,500 per annum, all inclusive.

VAT: Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.



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Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
Total	343	31.86

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Rateable value: £3,600

The current multiplier for 2023/24 49.9p payable
Interested parties are advised to contact the relevant local authority

EPC

Rating – B 36

Viewings

For further details please contact;

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