

# TO LET



Suite 4  
Priory View  
Church Street  
Dunstable  
LU5 4FG

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

## Location

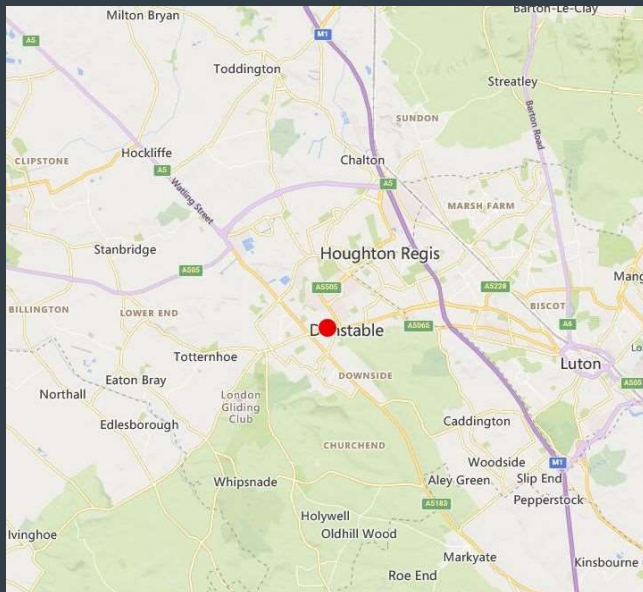
Priory View is located on Church Street, Dunstable with easy access routes from Luton, Dunstable and Houghton Regis. The guided bus way which links Dunstable and Luton stops directly outside of Priory View. The suite is located on the second floor of the development.

## 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: £6,500 per annum, all inclusive.



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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
<b>Total</b>	<b>343</b>	<b>31.86</b>

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

## Business Rates

From enquiries we understand that for the current year the rateable value is £3,600 per annum with rates payable in the order of **£1,796 per annum\***.

\*This property may qualify for small business rate relief. Interested parties are advised to contact the relevant local authority for further information.

## EPC

Rating – B 36

## Viewings

For further details please contact;

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