

# TO LET



Unit 1  
All Saints View  
High Street  
Houghton Regis  
Dunstable

- Corner unit with frontage onto High Street
- Rear loading bay
- Allocated parking
- Costa Coffee & Greggs nearby
- Option to split into two separate units



## Location

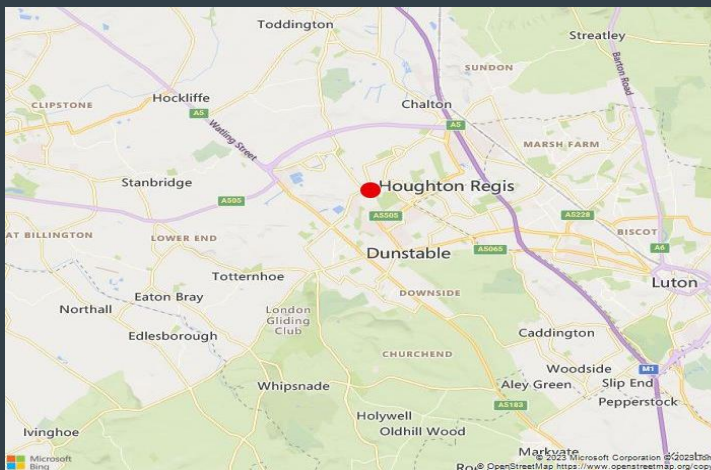
Houghton Regis is a historic market town and civil parish in Bedfordshire, East of England. The parish is located in Central Bedfordshire, which includes the hamlets of Bidwell, Thorn, and Sewell as well as neighbouring Dunstable and Luton. The All Saints View development is located on Houghton Regis High Street, opposite the Bedford Square shopping centre. The development already contains a Costa Coffee, Heron Foods, local barbers as well as a tanning shop. Other local retailers include Greggs, Morrisons & Lloyds Pharmacy.

## Description

Unit 1, All Saints View forms part of a new and modern development providing a living scheme for people aged 55 and over, which will consist of 168 one & two bedroom apartments along with 6 ground floor retail units, a restaurant & hair salon.

## EPC

B – 41



## 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>2,475</b>	<b>229.93</b>

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

## Terms

To Let: £33,650 per annum

Service Charge: £3.46 psf pax.

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

## Business Rates

Rateable value: £TBC

The current multiplier for 2023/24 49.9p payable

Interested parties are advised to contact the relevant local authority

## Viewings

For further details please contact;

**Joshua Parello**

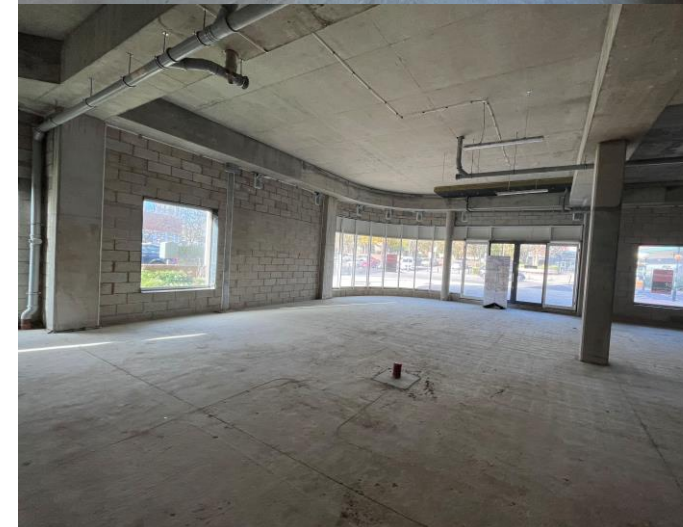
01582 550 210

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