

# TO LET



10 Mayfield Road  
Dunstable  
Bedfordshire,  
LU5 4AP

- Open plan retail area
- Rear access / parking
- W.C & kitchenette facilities

## Location

10 Mayfield Road is located just off London Road and is one of nine retail units along the parade, with other tenant's including a pharmacy, supermarket & off-licence. The property is located a short 5-minute drive from the Town Centre.

## Description

A ground floor retail premises that provides an open plan retail floor, with rear courtyard suitable for parking or loading. The property also benefits from W.C & kitchenette.

## Terms

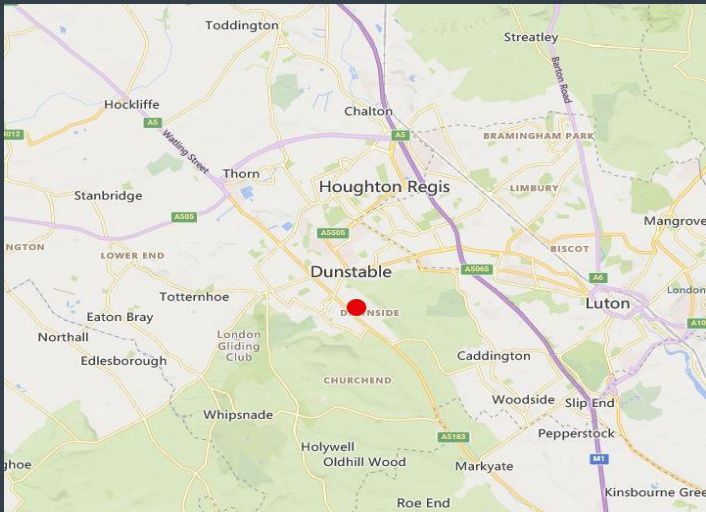
To Let: £9,000 per annum

Service Charge: £2,315.37

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

## EPC

The property has an EPC rating of: D - 84



## Accommodation

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

Accommodation	Sq Ft	Sq M
Retail	606	56.29

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

## Business Rates

Rateable value: £5,100

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;

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