



23 Ashton Square, Dunstable, LU6 3SN

Town Centre Retail/Leisure/Hospitality Space

Summary

Tenure	To Let
Available Size	3,535 sq ft / 328.41 sq m
Rent	£42,500 per annum
EPC Rating	B (44)

Key Points

- Town Centre Location
- Large Open Plan Sales Area
- Rear Parking & Loading
- Anchor Tenant 'Boyes' Next Door
- Attractive Shopping Precinct
- Expansive Shopfront
- Pay & Display Parking Adjacent

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Location

Dunstable is an historic market town in the county of Bedfordshire. Adjacent towns include Luton to the east and Leighton Buzzard to the west. The subject property occupies a prominent pitch within the attractive town centre shopping precinct Ashton Square. It is next door to 'anchor tenant' Boyes - a national value retailer. The addition of Boyes to Ashton Square has improved footfall following Wilko's departure in 2023/4.

Description

Arranged over ground floor, the property comprises 3,535 sqft (328.41 m2). Key benefits include:

- Large open plan sales area
- Expansive shop front/display
- Sliding entrance doors
- 4x parking spaces at rear
- Pay & display parking adjacent
- 4x parking spaces to the rear

The property may suit a variety of retail, leisure and hospitality uses under User Class E.

Terms

Available upon a new effective full repairing and insuring lease for a term to be agreed and at a rent of £42,500 per annum exclusive.

Rateable Value

As of April 2026, the Rateable Value for the subject property is £39,250 (please note this is not rates payable).

VAT

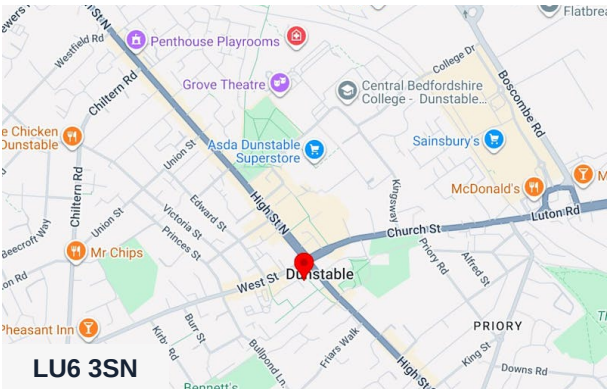
Plus VAT at the appropriate rate.

Costs

Each party is to bear its own professional and legal costs incurred.

Viewings

For further information or to request a viewing, please contact joint sole letting agency S.R. Wood & Son.



Viewing & Further Information



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