

Bidwell West Local Centre

THORN ROAD | BIDWELL WEST | HOUGHTON REGIS | DUNSTABLE | LU5 6JQ

**RETAIL DEVELOPMENT, NURSERY & CONVENIENCE STORE
OPENING Q3 2022**

- New local centre to service 1,900 dwellings
- Planning permission granted for A1, A3 & A5
- Convenience Store - Let to Co-op Food Group
- Nursery - Let to Ashborne Day Nurseries
- Units available 750-1,115 sq ft
- On site July 2021

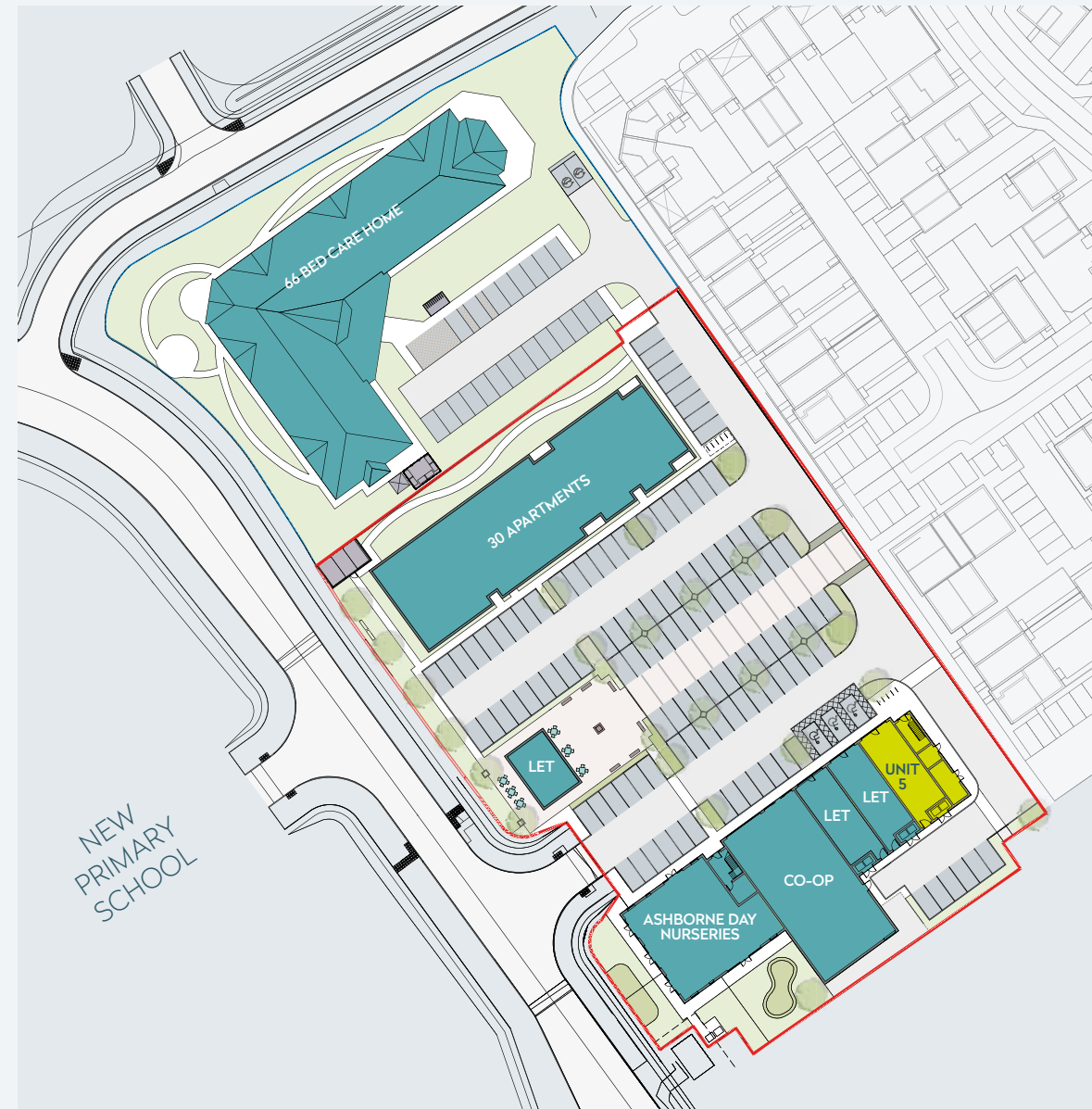


Description

- Planning consent granted for A1/A3/A5
- 4,200 sq ft C store - Let to Co-op Food Group
- 6,175 sq ft Nursery - Let to Ashborne Day Nurseries
- 3 retail units of 1,100 sq ft available
- 1 retail unit of 750 sq ft suitable for café type use with external seating area
- Use of 32 shared car parking spaces
- Local centre for brand new housing development
- Forms part of larger development of 1,900 homes, employment land, 66 bed care home, 2 schools and playing fields
- Located via A5, less than 5 minutes to J11a M1

Accommodation

UNIT	SQ FT	SQ M
Unit 1	Let to Ashbourne Day Nurseries	
Unit 2	Let to Co-op Food Group	
Unit 3	Let to The Codfather	
Unit 4	Let to Dominos	
Unit 5 - Available	1,115	103.5
Unit 6	Let to Esquires	



Location

The Local Centre is located 5 minutes drive from Junction 11A of the M1 motorway via the A5 which links the site to Houghton Regis town and Dunstable. Luton is just 5.6 miles away along with the railway station, which provides direct trains into London St Pancras International railway station.



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Tenure

Leasehold.

Terms

The units are available on new leases on terms to be agreed.

Planning

Planning consent granted for A1 / A3 / A5.

Rateable Value

To be assessed.

EPC

To be assessed.

VAT

VAT will apply at the prevailing rate.

Viewing

Strictly by appointment with the joint agents.

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