Lot 17, 3 Store, Unit 10, The Quadrant Shopping Centre, 14 Broadwalk, Dunstable, Bedfordshire LU5 4RH

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Prominent Town Centre Commercial Investment

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Property Information

Prominent Town Centre Commercial Investment

- Let to Hutchinson 3G UK Ltd
- Comprises Prominent Retail with upper floor
- Within the Popular and Busy Quadrant Shopping Precinct
- Prominent Town Centre Location
- Shopping Centre benefits from an annual footfall of approximately 2.5 million
- Neighbouring occupiers include Vodafone, ShoeZone, Greggs, Boots Opticians and Holland & Barrett, Asda, Aldi, New Look, Specsavers, Costa Coffee and Savers.

Lot
17

Auction
10th December 2026

Rent
£18,000 per Annum Exclusive

Status
Available

Sector
Retail, High Street Retail, Shopping Centre

Auction Venue
Live Streamed Auction

Location

Miles 5 miles west of Luton, 6 miles east of Leighton Buzzard, 12 miles north-west of St Albans, 15 miles south-east of Milton Keynes, 31 miles north-west of London

Roads A5, A505, A5183, M1 (Junctions 11 & 11A)

Rail Leagrave Railway Station, Luton Railway Station

Air London Luton Airport, London Heathrow Airport, London Stansted Airport

Situation

Dunstable is a popular London commuter town situated approximately 5 miles equidistant between Luton to the east and Leighton Buzzard to the west. The property is situated on the east side of High Street South (A5183) close to its busy junction with Church Street (A505) which connects directly with the junction 11 of M1 some 2 miles east.
The property is situated in a prominent position in the heart of Dunstable town centre, within the Quadrant Shopping Centre, the town's principal retail destination. The shopping centre benefits from pedestrian access from both High Street North and Church Street, a 240 customer parking spaces on-site and benefit from an annual footfall of 2.5 million (https://thisisflourish.co.uk/spaces/quadrant-shopping-centre). Nearby occupiers include Asda, Aldi, Boots, Poundland, TG Jones, New Look, Specsavers, Holland & Barrett, Costa Coffee and Savers.

Tenure

Freehold.

EPC

Band C

Description

The property is a Retail unit with frontage onto Nicholas Way within the established Quadrant Shopping Precinct and comprises ground floor retail accommodation and ancillary accommodation on the first floor.

VAT

VAT is applicable to this lot.

Note

Neighbouring units are being offered for sale as Lot no's 7,8,16,21 and 22.

DISCLAIMER
These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Reversion
Unit 10, 14 Broadwalk	Ground First	Retail Ancillary	65.16 62.75	(701) (676)	HUTCHISON 3G UK LIMITED (CRN 03885486) t/a Three (2)	5 Years from 01/08/2022	£18,000	31/07/2027
Total Approximate Floor Area			**127.91 (1)**	**(1,377) (1)**			**£18,000**	

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).
(2) Hutchison 3G UK Limited (CRN 03885486), trading as Three, is a leading UK telecommunications provider offering mobile phone, broadband and data services, with approximately 10.4 million active customers as at 31st March 2025. For the 15 months ended 31st March 2025, the company reported a turnover of £3,323,023,000 and net assets of £6,471,623,000. (Annual Report and Financial Statements as published on Companies House: 19/11/2026).


Three.
Hays Travel
Hays
Let fun in
with unlimited data
Save
and let fun in
BUY YOUR TRAVEL MONEY
Unplug Bug


BT
Hays Travel
MEGA DEALS

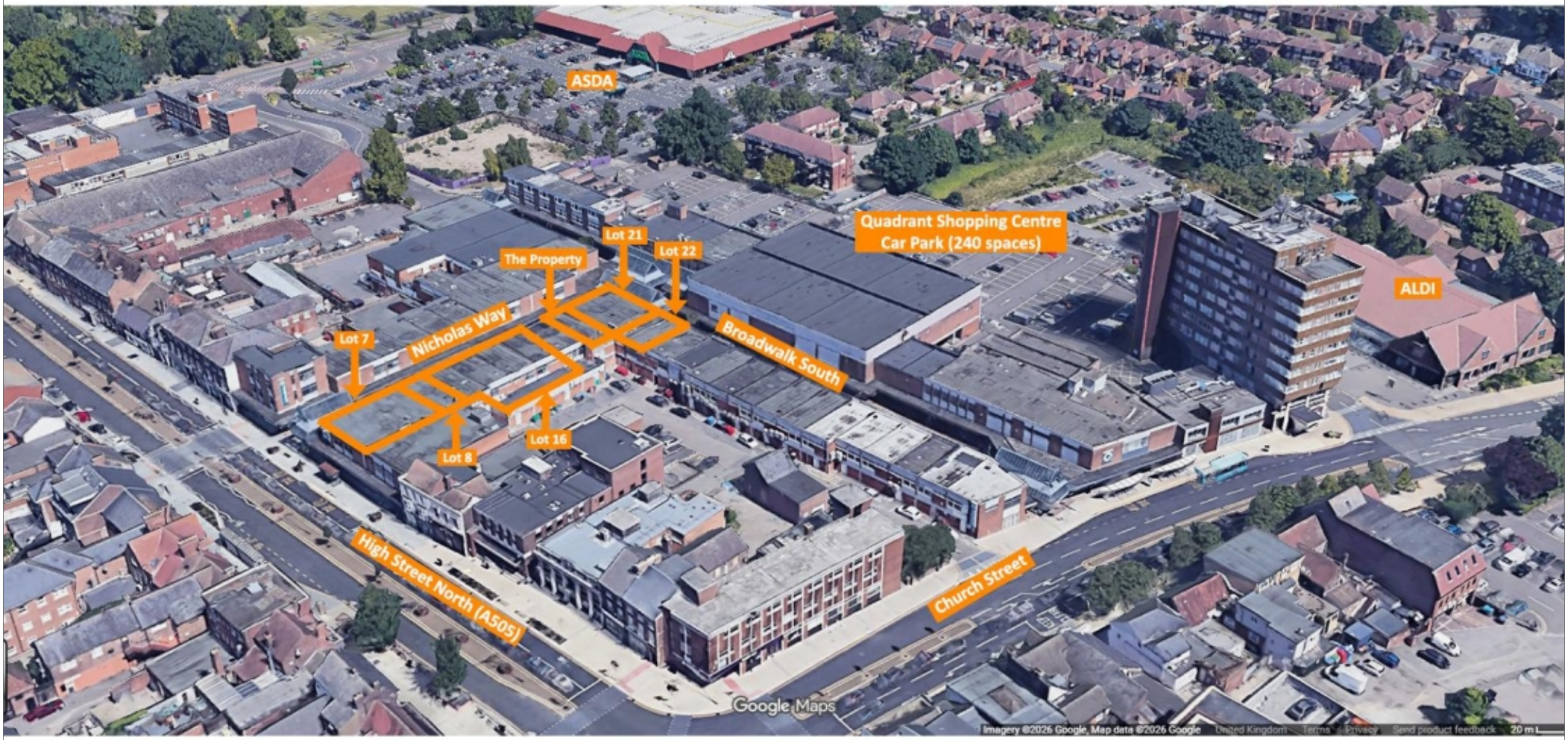

QUADRANT
SHOPPING CENTRE
MANGO'S
LITTLE LAHORE
LITTLE LAHORE


QUADRANT
SHOPPING CENTRE
KUMON
MATHS ENGLISH
LITTLE LAHORE
FINEST ASIAN


MATHS ENGLISH
Patisserie & more ... 36a
QUADRANT
20




QUADRANT


ASDA
Quadrant Shopping Centre
Car Park (240 spaces)
ALDI
Lot 21
Lot 22
The Property
Lot 7
Nicholas Way
Broadwalk South
Lot 16
Lot 8
High Street North (A505)
Church Street
Google Maps
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2026