Lot 16, Shoe Zone, Units 5 & 7, The Quadrant Shopping Centre, 6 and 8 Nicholas Way, 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For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)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 Shoe Zone Retail Limited
- Comprises Retail with first 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, Greggs, Boots Opticians and Holland & Barrett, Asda, Aldi, New Look, Specsavers, Costa Coffee and Savers.

Lot
16

Auction
10th December 2026

Rent
£30,000 per Annum Exclusive

Status
Available

Sector
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 comprises a Retail unit within the established Quadrant Shopping Precinct beniffing from ground floor retail accommodation and first floor. ancillary accommodation.

VAT

VAT is applicable to this lot.

Note

Neighbouring units are being offered for sale as Lot no's 7,8,17,21 and 22.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas sq m	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)
Unit 5-7, 6 and 8 Nicholas Way	Ground First	Retail Ancillary	219.53 155.88	(2,363) (1,678)	SHOE ZONE RETAIL LIMITED (CRN 00148038) (2)	5 Years from 08/01/2024	£30,000	(07/01/2029)
Total Approximate Floor Areas			**375.41 (1)**	**(4,041) (1)**			**£30,000**	

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).
(2) Shoe Zone Retail Limited (CRN 00148038) is an established UK footwear retailer, operating 269 stores nationwide as at 27th September 2025, together with an online retail platform. For the 52 weeks ended 27th September 2025, the company reported a turnover of £149,095,000, a profit before tax of £3,408,000 and net assets of £45,832,000. (Annual Report and Financial Statements as published on Companies House: 19/11/2026).


shoezone
BT
MEGA
BLACK FRIDAY


BT
shoezone


BT
shoezone
shoezone
GIFT
£26.99


vodafone
Dunstable


LITTLE LAH
TANDOORI RESTAURANT & TA
FINEST ASIAN CU
vodafone
POLSKI SKLEP

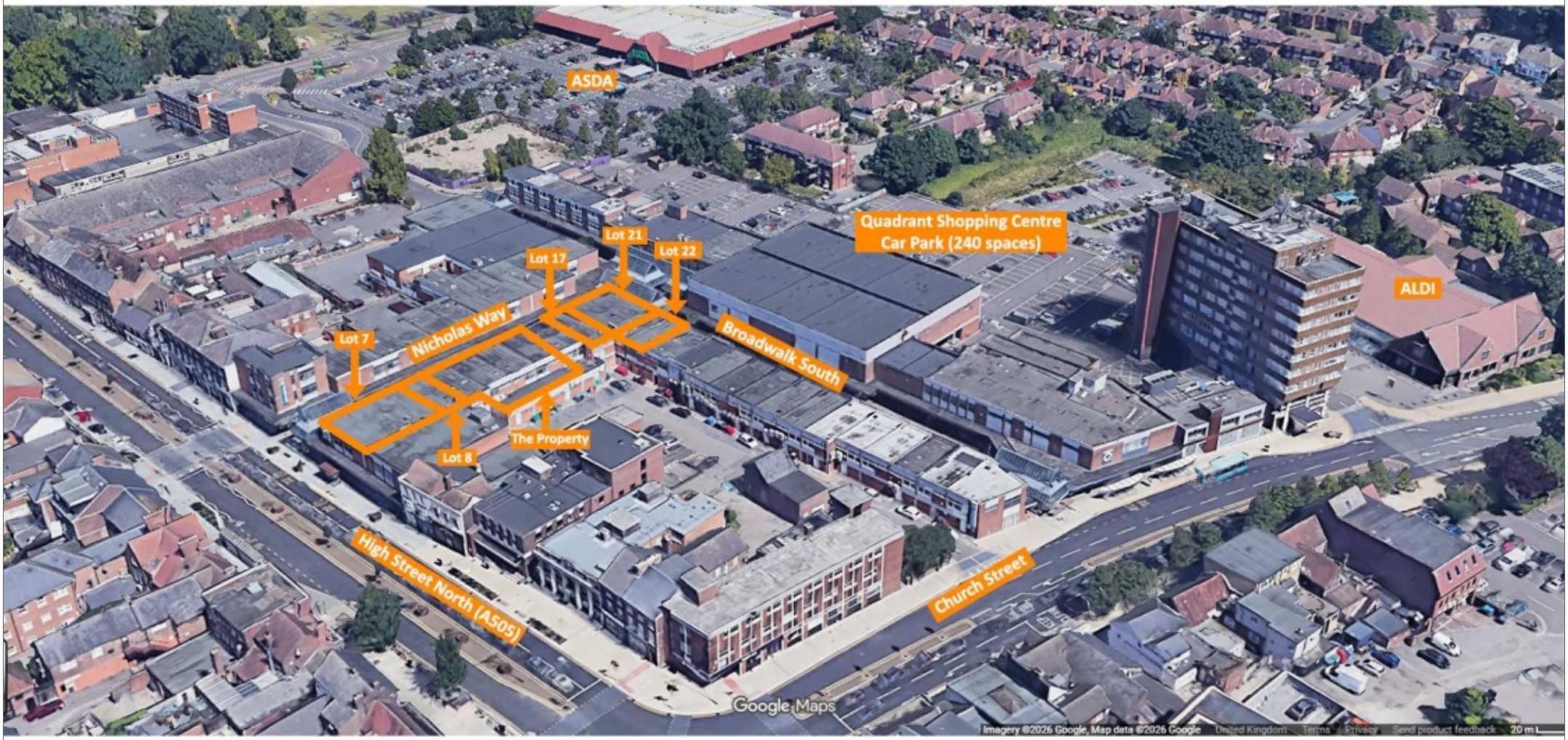

QUADRANT
SHOPPING CENTRE
MANGO'S
LITTLE LAHORE
LITTLE LAHORE


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
Lot 17
Lot 7
Nicholas Way
Broadwalk South
The Property
Lot 8
High Street North (A505)
Church Street
Google Maps
Imagery ©2026 Google, Map data ©2026 Google United Kingdom Terms Privacy Send product feedback 20 m


Quadrant Shopping Center Car Park (240 spaces)
High Street North (A505)
QUADRANT SHOPPING CENTRE
CHURCH STREET
Lot 7
Lot 8
Lot 17
Lot 21
Lot 22
The Property
SUNDON
BONMARCHE
HOLLAND & BARRETT
CEX
NEW LOOK
BOOTS OPTICIANS
BOOTS
GREGGS
COSTA COFFEE
THE GEEK
THE WITCH
THE WARDROBE
THEO'S
EMPORIUM
SAVERS
MOBILE STORE
THE WORKS
THREE
HAYS TRAVEL
BRITISH HEART FOUNDATION
TIMPSON
GADGET CITY
CARD FACTORY
TGJONES
F.HINDS
SPARK BEAUTY
SHREEJI SUPERSTORE
BANKING HUB
POUNDLAND
ALDI
DWGS
VACANT
SPECSAVERS
TECH HOUSE
WOOD-GREEN
DEAKIN WHITE
KAZMIKOS RESTAURANT
ARCHIE'S BAKERY
SHOEZONE
VODAFONE
LITTLE LAHORE
MINUTKA
NATIONWIDE BUILDING SOCIETY
MERKUR
THE OLD SUGAR LOAF
ALLDERS OPTICIANS
ALI BARBER
H&T PAWNBROKERS
LA PASTERIA
KUMON
MANGOS COCKTAILS TO
COCKTAILS TO
TURKISH BARBER
SUBWAY
PREMIER
PAPA JOHNS PIZZA
CONNELLS EST. AGT.
GLO NAILS SPA
PRESTIGE
ABBAS CURRY
ENROUTE RECRUIT
0
50 m
100 m
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2026