Lot 8, Vodafone, Unit 4, The Quadrant Shopping Centre, 4 Nicholas Way, Dunstable, Bedfordshire LU5 4RH

For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)



Property Information

Prominent Town Centre Commercial Investment

- Let to Vodafone Limited
- Comprises Retail Unit 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 ShoeZone, Greggs, Boots Opticians and Holland & Barrett, Asda, Aldi, New Look, Specsavers, Costa Coffee and Savers.

Lot
8

Auction
10th December 2026

Rent
£21,000 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 E.

Description

The property is a Retail unit with frontage onto Nicholas Way within the established Quadrant Shopping Precinct. The property comprises ground floor retail accommodation together with 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 7,16,17,21 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.	Rent Review (Reversion)
Unit 4, 4 Nicholas Way	Ground First	Retail Ancillary	75.60 82.10	(814) (884)	VODAFONE LIMITED (CRN 01471587) (2)	5 years from 24/02/2025 (2)	£21,000	(23/02/2030)
			157.70 (1)	(1,698) (1)			£21,000	

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).
(2) Vodafone Limited (CRN 01471587) is a leading UK telecommunications provider, offering mobile, broadband and fixed-line services to consumers and businesses. For the year ended 31st March 2026, the company reported a turnover of £5,932,600,000 and net assets of £1,938,500,000. (Annual Report and Financial Statements as published on Companies House: 19/11/2026). The tenant has option to determine the lease on the 24th February 2028 upon serving at least 6 months written notice.


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POLSKI SKLEP

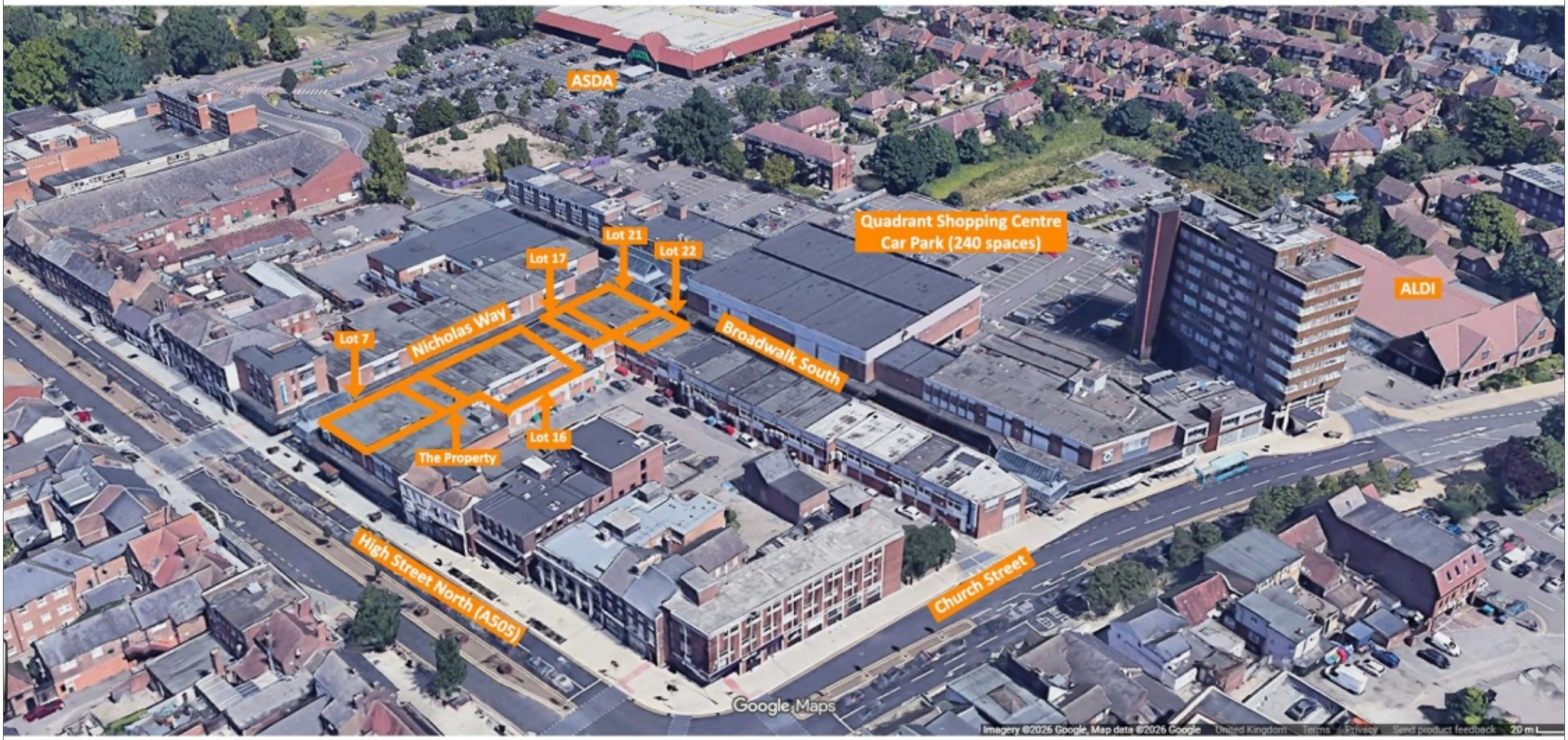

QUADRANT
SHOPPING CENTRE
MANGO'S
LITTLE LAHORE

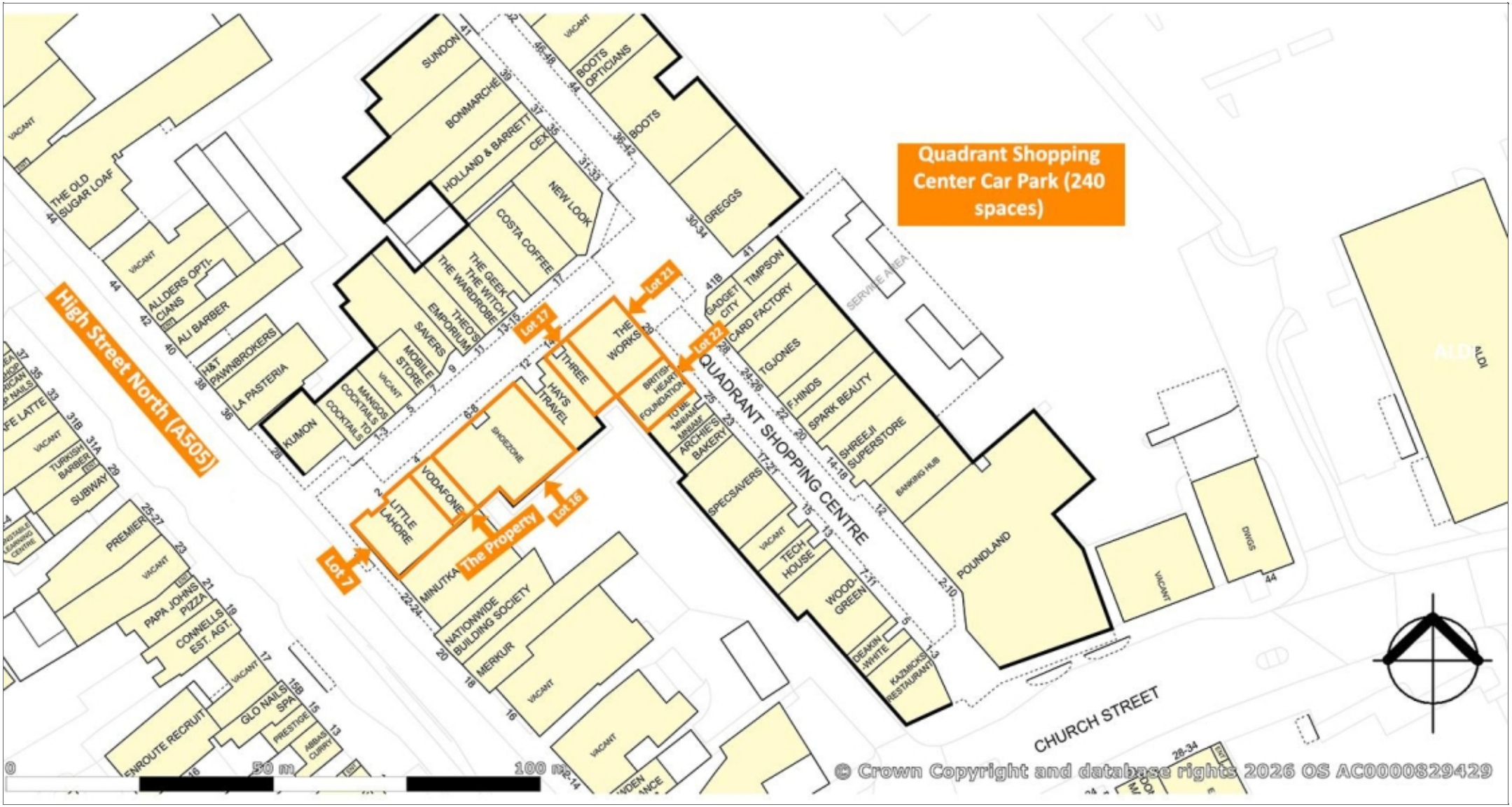

QUADRANT
SHOPPING CENTRE
KUMON
MATHS ENGLISH
LITTLE LAHORE
FINEST ASIAN


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
Lot 16
The Property
High Street North (A505)
Church Street
Google Maps
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Quadrant Shopping Center Car Park (240 spaces)
High Street North (A505)
QUADRANT SHOPPING CENTRE
CHURCH STREET
Lot 7
Lot 16
Lot 17
Lot 21
Lot 22
The Property
VODAFONE
LITTLE LAHORE
MINUTKA
THE WORKS
THREE
HAYS TRAVEL
SHOEZONE
BOOTS
GREGGS
BOOTS OPTICIANS
SUNDON
BONMARCHE
HOLLAND & BARRETT
CEX
NEW LOOK
COSTA COFFEE
THE GEEK
THE WITCH
THE WARDROBE
THEO'S EMPORIUM
SAVERS
MOBILE STORE
H&T PAWNBROKERS
LA PASTERIA
KUMON
MANGOS COCKTAILS TO
ALLDERS OPTICIANS
ALI BARBER
THE OLD SUGAR LOAF
TIMPSON
GADGET CITY
CARD FACTORY
TGJONES
F.HINDS
SPARK BEAUTY
SHREEJI SUPERSTORE
BANKING HUB
POUNDLAND
ALDI
DWGS
VACANT
BRITISH HEART FOUNDATION
TO BE MIRIAM
ARCHIE'S BAKERY
SPECSAVERS
TECH HOUSE
WOOD-GREEN
DEAKIN WHITE
KAZMIKOS RESTAURANT
NATIONWIDE BUILDING SOCIETY
MERKUR
PAPA JOHNS PIZZA
CONNELLS EST. AGT.
GLO NAILS SPA
PRESTIGE
ABBAS CURRY
ENROUTE RECRUIT
SUBWAY
TURKISH BARBER
PREMIER
0
50 m
100 m
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