Lot 21, The Works, Unit 11 The Quadrant Shopping Centre, 29 Broadwalk South, 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For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)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 The Works Stores Limited
- Comprises Prominent 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
21

Auction
10th December 2026

Rent
£40,000 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, New Look, Specsavers, Holland & Barrett, Costa Coffee and Savers.

Tenure

Freehold.

EPC

Band D.

Description

The property is a highly prominent corner Retail unit with frontage onto Broadwalk 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 7,8,16,17 and 22.

DISCLAIMER
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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 11, 29 Broadwalk South	Ground First	Retail Ancillary	188.90 160.40	(2,033) (1,727)	THE WORKS STORES LIMITED (CRN 06557400) t/a The Works (2)	5 Years from 06/07/2023	£40,000	(05/07/2028)
Total Approximate Floor Area			**349.30 (1)**	**(3,760) (1)**			**£40,000**	

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).
(2) The Works Stores Limited (CRN 06557400), trading as The Works, is an established value retailer specialising in books, stationery, arts and crafts, toys and games, operating across the UK and Ireland. For the 52 weeks ended 3rd May 2026, the company reported a turnover of £260,049,000 and a profit before tax of £8,273,000 and net assets of £22,938,000. (Annual Report and Financial Statements as filed at Companies House: 19/11/2026).


TheWorks.co.uk
Black Friday is popping off
£26.50


Hays Travel
BT
GREGGS
CHRISTMAS
MEGA
DEALS


MNIAMNIAM
British Heart Foundation
What will you discover?
Gifts • Art • Craft
Toys • Stationery
Books • Games


BT
Hays Travel
MEGA DEALS

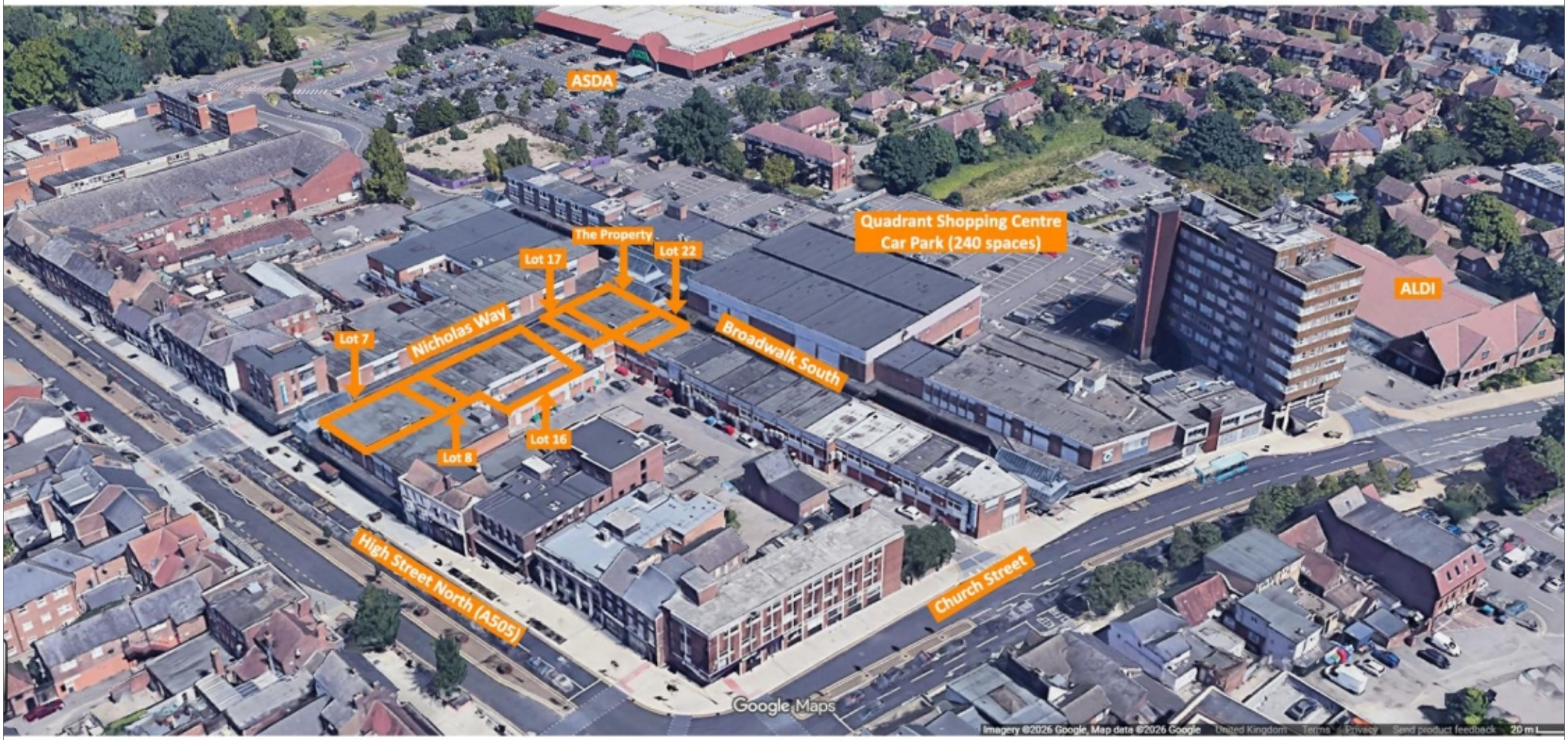

QUADRANT
SHOPPING CENTRE
MANGO'S
LITTLE LAHORE
LITTLE LAHORE


QUADRANT
SHOPPING CENTRE
KUMON
MATHS ENGLISH
LITTLE LAHORE
TANDOORI RESTAURANT & TAKE AWAY
FINEST ASIAN


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




QUADRANT


ASDA
Quadrant Shopping Centre
Car Park (240 spaces)
ALDI
The Property
Lot 17
Lot 22
Lot 7
Nicholas Way
Broadwalk South
Lot 16
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)
The Property
Lot 17
Lot 22
Lot 16
Lot 8
Lot 7
High Street North (A505)
QUADRANT SHOPPING CENTRE
CHURCH STREET
THE WORKS
BOOTS
BOOTS OPTICIANS
GREGGS
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
THREE
HAYS TRAVEL
SHOEZONE
VODAFONE
LITTLE LAHORE
MINUTKA
NATIONWIDE BUILDING SOCIETY
MERKUR
BRITISH HEART FOUNDATION
ARCHIE'S BAKERY
SPECSAVERS
TECH HOUSE
WOOD-GREEN
DEAKIN WHITE
KAZMIKOS RESTAURANT
POUNDLAND
BANKING HUB
SHREEJI SUPERSTORE
SPARK BEAUTY
F.HINDS
TGJONES
CARD FACTORY
GADGET CITY
TIMPSON
SERVICE AREA
ALDI
DWGS
VACANT
SUBWAY
TURKISH BARBER
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