Lot 22, British Heart Foundation, Unit 12, The Quadrant Shopping Centre, 27 Broadwalk South, 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For sale by Auction on 10th December 2026 (unless sold or withdrawn prior)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 on a Renewed Lease to British Heart Foundation
- Tenant in occupation since at least 2015
- 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, ShoeZ one, Greggs, Boots Opticians and Holland & Barrett, Asda, Aldi, New Look, Specsavers, Costa Coffee and Savers.

Lot
22

Auction
10th December 2026

Rent
£14,500 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 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 Broadwalk within the established Quadrant Shopping Precinct. The property comprises 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 7,8,16,17 and 21.

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 12, 27 Broadwalk South	Ground First	Retail Ancillary	63.20 49.10	(680) (529)	BRITISH HEART FOUNDATION (CRN 00699547) (2)	3 years from November 2026 (2)	£14,500	(November 2029)
Total Approximate Commercial			**112.30 (1)**	**(1,209) (1)**			**£14,500**	

(1) The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).
(2) British Heart Foundation (CRN 00699547) was established in 1961 and is the UK's largest non-commercial funder of cardiovascular research, operating a nationwide network of 665 charity shops and stores. The terms of the lease stated in the schedule above has been agreed but not yet documented. The lease provided for a rolling tenant option to determine the lease upon serving 6 months notice and is exclude from the security of tenure provision of the Landlord and Tenant Act 1954.


MNIAMNIAM
FOOD
British Heart Foundation
Value Outlet
What will you discover?
Art • Craft
Stationery
Games
Gifts for everyone!

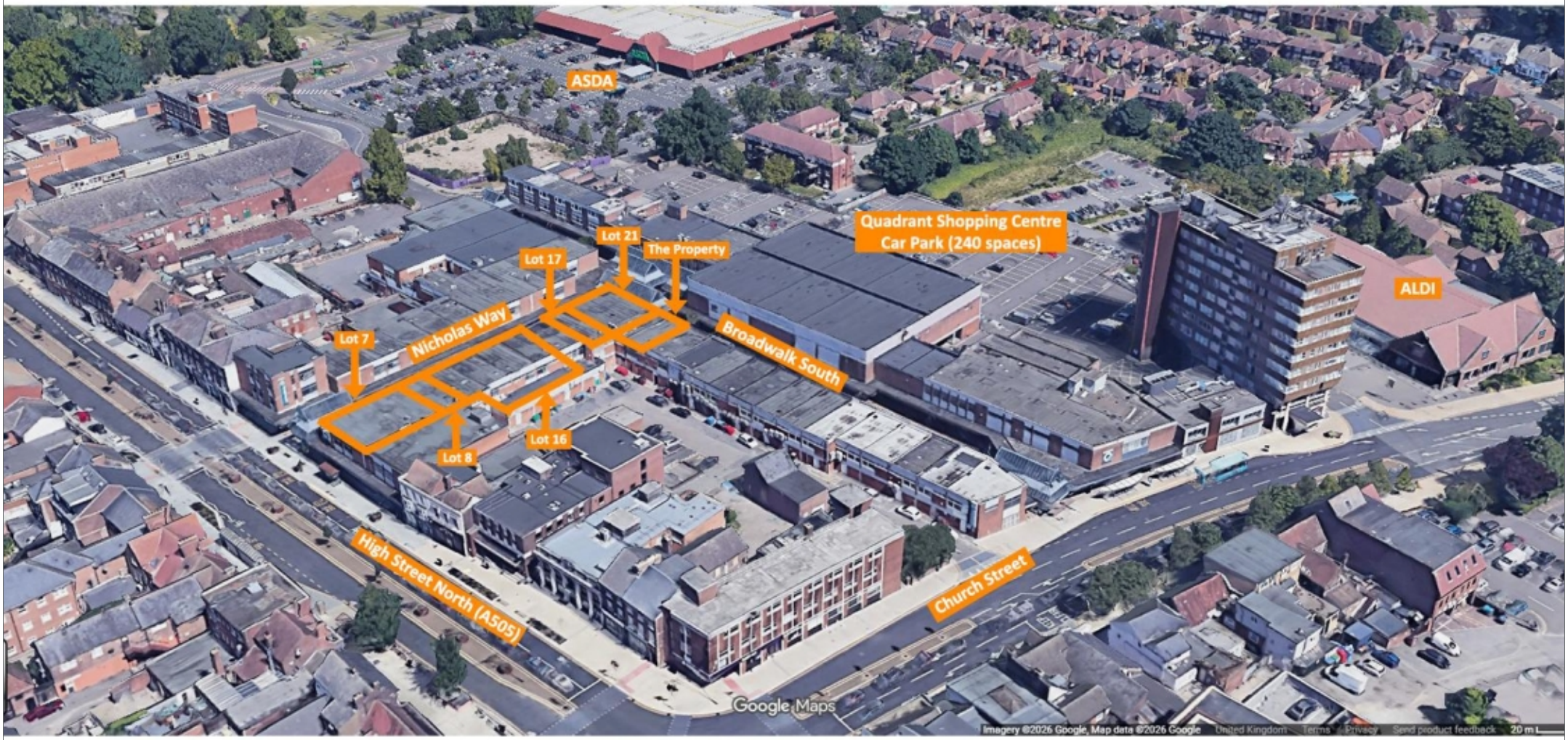

QUADRANT
SHOPPING CENTRE
MANGO'S
LITTLE LAHORE
LITTLE LAHORE


QUADRANT
SHOPPING CENTRE
KUMON
LITTLE LAHORE
FINEST ASIAN


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




QUADRANT


ASDA
Quadrant Shopping Centre
Car Park (240 spaces)
ALDI
Lot 21
The Property
Lot 17
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


Quadrant Shopping Center Car Park (240 spaces)
High Street North (A505)
QUADRANT SHOPPING CENTRE
CHURCH STREET
The Property
Lot 7
Lot 8
Lot 16
Lot 17
Lot 21
THE OLD SUGAR LOAF
ALLDERS OPTICIANS
ALI BARBER
H&T PAWNBROKERS
LA PASTERIA
KUMON
MANGOS COCKTAILS TO
SAVERS
MOBILE STORE
THEO'S EMPORIUM
THE WARDROBE
THE GEEK THE WITCH
SUNDON
BONMARCHE
HOLLAND & BARRETT
CEX
COSTA COFFEE
NEW LOOK
BOOTS OPTICIANS
BOOTS
GREGGS
THE WORKS
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
GADGET CITY
CARD FACTORY
TIMPSON
TGJONES
F.HINDS
SPARK BEAUTY
SHREEJI SUPERSTORE
BANKING HUB
POUNDLAND
VACANT
DWGS
ALDI
SERVICE AREA
PREMIER
PAPA JOHNS PIZZA
CONNELLS EST. AGT.
GLO NAILS SPA
PRESTIGE
ABBAS CURRY
ENROUTE RECRUIT
SUBWAY
TURKISH BARBER
0
50 m
100 m
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2026