

# FOR SALE

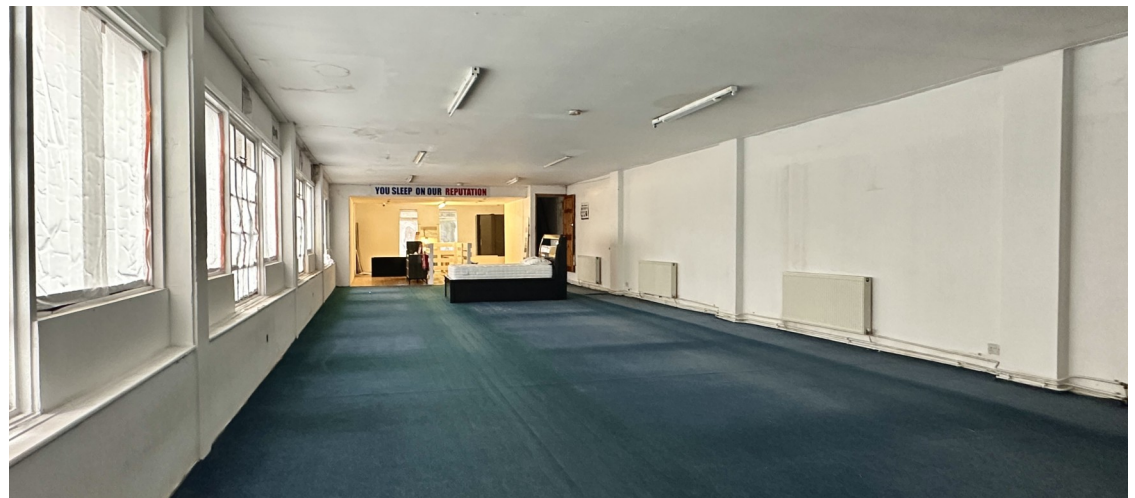
- Rare Opportunity
- Prime Bury Park
- Prominent Pitch
- Open Plan
- Freehold
- Vacant Possession
- Expansive Return Window Display

**S.R. Wood & Son**  
Est.1981  
**01582 401 221**  
[www.srwood.co.uk](http://www.srwood.co.uk)

68 Dunstable Road, Luton,  
Bedfordshire, LU1 1EH









# Location

The subject property occupies a highly prominent position along the main commercial stretch in Bury Park. Its exact situation is at the busy junction of Dunstable Road and Moor Street.

Bury Park forms a substantial commercial district approximately 1-mile northwest of the town centre. It is favoured by the Asian community and within the vicinity are a mixture of local, regional and national businesses.

# Description

The property is arranged over ground, first and second floor with an expansive return frontage and window display. The ground and first floor are mostly open plan with pavement-lined access off both Dunstable Road and Moor Street. The second floor comprises office accommodation together with a kitchenette. There are WC facilities throughout.

# Accommodation

Measurements have been taken on an IPMS-2 basis (akin to GIA) in accordance with the RICS Code for Measuring Practice.

| FLOOR  | SQFT  | M2     |
|--------|-------|--------|
| Ground | 2,234 | 207.58 |
| First  | 1,855 | 172.35 |
| Second | 370   | 34.25  |
| IPMS-2 | 4,459 | 414.18 |

# Terms

We are instructed by appointed administrators to sell the freehold interest in the subject property. The property is available with vacant possession and taken as seen. Offers are sought in the region of **£850,000**.

# Rateable Value

As of April 2026 the Rateable Value is £32,250 (please note this is not rates payable).

# Legal Costs

Each party is to bear its own costs incurred.

# VAT

All costs are subject to VAT if applicable.

# EPC

The property has an EPC rating of 67 in band C.



## Viewings

To arrange a viewing and for further information, please contact sole selling agency S.R. Wood & Son Ltd.

**Office:**

**Tel:** 01582 401 221

**Email:** [admin@srwood.co.uk](mailto:admin@srwood.co.uk)

**Web:** [www.srwood.co.uk](http://www.srwood.co.uk)

**Stephen Wood:**

**Mob:** 07798 610 003

**Email:** [s.w@srwood.co.uk](mailto:s.w@srwood.co.uk)

**Jacob Wood MSc:**

**Mob:** 07401 221 022

**Email:** [j.w@srwood.co.uk](mailto:j.w@srwood.co.uk)

