



47-47a High Street South, Dunstable, LU6 3RZ

Town Centre Retail Property | Possible Residential Conversion (STPP)

Summary

Tenure	For Sale
Available Size	731 sq ft / 67.91 sq m
Price	£245,000
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Potential Residential Conversion (STPP)
- Freehold
- Attractive Property
- Possible Vacant Possession

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Location

The pavement-lined, Grade II Listed property is located on High Street South within Dunstable town centre, at the corner of Wood Street. All town centre amenities are within proximity, to include Ashton Square shopping precinct, The Quadrant shopping centre, retail, banking, cafes, restaurants, pubs, bars, public space, parking, etc.

Description

Ground Floor (Right Hand Side):

- Vacant.
- Main sales area = 198 sqft (18.41 m2).
- Rear store = 73 sqft (6.74 m2).

Ground Floor (Left Hand Side) & Entire First Floor:

- Trading in beauty/cosmetics.
- Ground floor = 137 sqft (12.76 m2)
- First floor = 323 sqft (30.04 m2).
- Rental as from July 2025 = £7,864.92 pa.
- We are advised the tenant is looking to relocate. We believe on the open market the space could attract a rent of £11,000 pa.

As above, there is potential for full vacant possession in the near future, which would allow a purchaser to re-let at an increased rental, occupy the premises themselves, or consider conversion to residential (STPP).

Accommodation

The property comprises the following floor areas:

Name	sq ft	sq m
Ground - Right Hand Side	271	25.18
Ground - Left Hand Side	137	12.73
1st - Entire Floor	323	30.01
Total	731	67.92

Terms

The freehold interest is available for £245,000.

Rateable Value

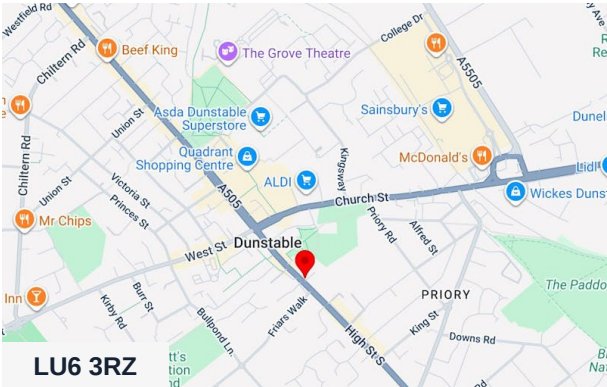
- 47 = £5,500 (please note this is not rates payable).
- 47a = £3,350 (please note this is not rates payable).

VAT

All costs are subject to VAT at the appropriate rate if applicable.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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