



R/o 79a, High Street North, Dunstable, LU6 1JF

Investment/Development Opportunity

Summary

| | |
|----------------|------------------------|
| Tenure | For Sale |
| Available Size | 551 sq ft / 51.19 sq m |
| Price | £100,000 |
| EPC Rating | Upon enquiry |

Key Points

- Planning Permission for Retail Purposes
- May Suit Conversion STPP
- Central Location off High Street North

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Location

The pavement lined property is situated on Regent Street in Dunstable town centre, with access off High Street North.

Description

The property is two-storey brick-built, under a pitched tiled roof, with a side yard area. Potentially the premises may suit conversion. Planning exists for retail purposes (User Class E). However, alternate uses i.e. residential or office may be suitable STPP. The Unit depth is 6.15m and 4.16m wide. Planning consent has been granted for the demolition of the premises to create a new two-storey property extended to the side (upon the yard area) bringing the total area to 684 sqft (63.58 m2).

Terms

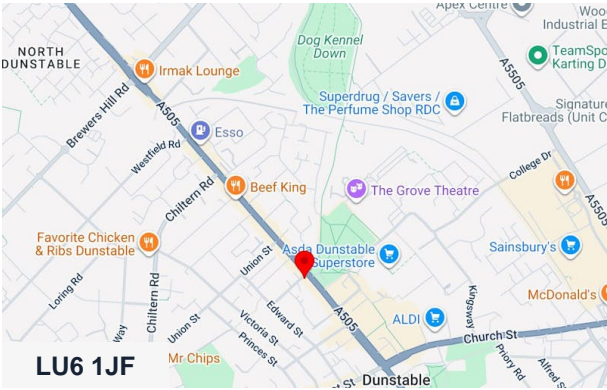
The freehold interest is available to purchase for £100,000.

VAT

We are verbally advised by our client that VAT is not applicable.

Rateable Value

To be confirmed.



Viewing & Further Information



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