



39 High Street North, Dunstable, LU6 1JE

Mixed-Use Investment Property

Summary

Tenure	For Sale
Available Size	624 sq ft / 57.97 sq m
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- Multi-Let
- Freehold
- Prominent Corner Position
- Income Producing

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Location

The property occupies a prominent corner position within Dunstable town centre, at the corner of High Street North and Albion Street. High Street North forms Dunstable’s main retail core and is a major arterial route through the town. All town centre amenities are within proximity, to include The Quadrant shopping centre, retail, banking, cafes, restaurants, pubs, bars, public space, parking, etc.

Description

The period property is arranged over basement, ground, first and second floor. The two upper floors are converted to apartments, whilst the ground floor is let to Urban & Rural estate agents whose lease expires on 23rd June 2028. The current income stream is as follows:

- Flat 1 = £9,900 pa
- Flat 2 = £9,000 pa
- Retail = £9,400 pa
- Total = £28,300 pa

Terms

The freehold interest is available, subject to the existing tenancies, for £385,000.

Rateable Value

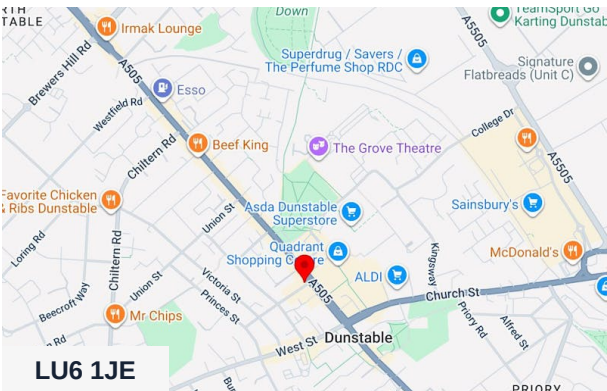
The Rateable Value for the subject property is £9,300 (please note this is not rates payable).

VAT

We are advised by our client that the property is not elected for VAT.

Legal Costs

Each party is to bear its own costs incurred.



Viewing & Further Information



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