

For Sale

Rear of 13 High Street North, Dunstable, Bedfordshire, LU6 1HX

 £100,000 for the Freehold

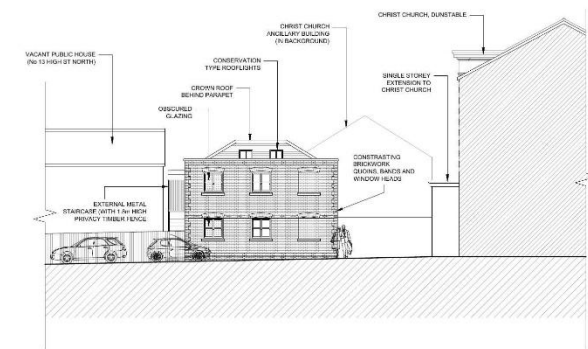
 420 Sq Ft / 39.02 Sq M

 Detached single-storey property which offers a rare opportunity to acquire a versatile building in a central town location. The property is ideally suited to a variety of owner-occupier uses, or other specialist business operations, subject to any necessary consents.

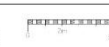
 The property was previously used for storage in connection with No. 13 High Street North and currently falls within the Sui Generis use class. For purchasers seeking development potential, planning permission (Central Bedfordshire Council Ref: CB/24/01786/FULL) has been granted for the demolition of the existing building and the construction of a two-storey residential scheme comprising two studio flats, together with associated external works.

For further information
please contact:

01582 957591
9 Compton Avenue,
Luton, LU4 9AX



PROPOSED
NORTH WEST ELEVATION



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For further information
please contact:

01582 957591

9 Compton Avenue,
Luton, LU4 9AX

Rear of 13 High Street North, Dunstable, LU6 1HX

Location

The Property is situated to the rear of 13 High Street North in the centre of Dunstable, a busy Bedfordshire market town approximately 5 miles west of Luton and 30 miles north of London. The town benefits from strong road connections, with the A5 running directly through the centre and easy access to Junction 11 of the M1 motorway, around 2.5 miles to the east. Luton Railway Station, offering direct services to London St Pancras, is within a short drive, while London Luton Airport is approximately 8 miles away.

Dunstable's town centre provides a mix of retail, leisure, and service-based amenities, with several public car parks within walking distance of the Property. The area is supported by regular bus services linking to surrounding towns and villages, making it a well-connected location for both residential and commercial purposes.

Terms & Tenure

The building is for sale at a figure of £100,000 exclusive.

Accommodation

Existing Building 420 sq ft / 39 sq m

Rates

The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is TBC.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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