

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 £120,000 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:

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