





For Sale

53 High Street South, Dunstable, LU6 3SF

 £300,000 for the Freehold

 1,308 Sq Ft / 121.51 Sq M

 Mid-terrace Property featuring a ground-floor Chinese take-away with a front counter, a well-equipped kitchen, and a storage area providing access to the rear garden and upper levels. The first floor offers two rooms, with a bathroom located on the second floor. The Property also benefits from a basement.

 An outbuilding to the rear is used for storage and includes an industrial freezer and W.C. The upper level of the outbuilding provides additional storage space and is accessed via a separate external staircase.



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Location

Situated in Dunstable town centre which is well served by public transport and public parking with a guided bus way with links to Luton town centre train station with direct links to London and Luton airport. The property is also a short walk to The Quadrant shopping centre which attracts further footfall to the area.

Terms & Tenure

The premises are for sale freehold at a figure of £300,000 exclusive. The property is sold subject to a leasehold title but can be sold free of such title, to be negotiated between the purchaser and tenant. Fixtures and fittings are owned by the commercial tenant and available for separate sale to the purchaser.

Accommodation

1,308 sq ft (121 sq m)

Rates

Rateable Value £7,300. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

For further information
please contact:

01582 957591

9 Compton Avenue,
Luton, LU4 9AX

EPC

The EPC rating for the property is 38 - Band B.

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



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