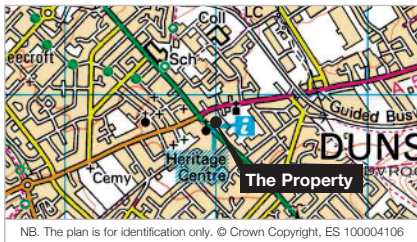


Dunstable 5 High Street South, Bedfordshire LU6 3RZ

- A Freehold Three Storey End of Terrace Building
- Internally arranged to provide a Ground Floor Commercial Unit together with Four Self-Contained Flats above
- Lapsed Planning Permission for Loft Conversion
- Possible potential for Advertising Hoarding

Vacant Possession



To View

The property will be open for viewing every Monday and Wednesday before the Auction between 9.15 – 9.45 a.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs Taylor Walton LLP
(Ref: Mr Steve Griffiths).
Tel: 01582 390404.
Email: steve.griffiths@taylorwalton.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

The property is situated on the east side of High Street South (A5), to the south of the junction with Church Street (A505), where an extensive range of shops and amenities can be found. The A5 provides direct access to the M1 Motorway, which leads towards the M25 Motorway. The open spaces and recreational park of Priory Gardens is close by.

Description

The property comprises an end of terrace building arranged over ground and two upper floors. The property is internally arranged to provide a ground floor shop with basement, and four self-contained flats above. The flats benefit from a separate entrance to the front of the building.

Accommodation

Please see information contained within the schedule below.

Unit	Floor	Accommodation
Shop	Basement	Storage extending to approximately 49.9 sq m (537 sq ft)*
	Ground	Retail Area extending to approximately 50.3 sq m (541 sq ft)*
Flat 1	First	Reception Room, Bedroom, Kitchen, Bathroom
Flat 2		Reception Room with Kitchen, Bedroom, Shower Room
Flat 3	Second	Reception Room with Kitchen, Bedroom, Shower Room
Flat 4		Reception Room with Kitchen, Bedroom, Shower Room, Storage Room
-	Top (in eaves)	Storage Area

* Measurements obtained from the Valuation Office Agency (VOA) website

Planning

Local Planning Authority: Central Bedfordshire Council.
Tel: 0300 300 8307.
Email: planning@centralbedfordshire.gov.uk
The property previously benefitted from planning permission (Ref: SB/07/01146) for 'conversion of roof space to form 1 flat and insertion of roof lights'. This application has now lapsed.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allstop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda.