

Dunstable 12-14 High Street South Bedfordshire LU6 3RZ

- **Freehold Shop and Office Investment**
- **Comprises two shops and three office suites totalling 111.8 sq m (1,203 sq ft)**
- **Town centre location**
- **New shop lease terms agreed (2)**

On the Instructions of Central Bedfordshire Council



Tenure
Freehold.

Location

Dunstable has a resident population of some 35,000 and is located some 5 miles west of Luton and 15 miles south-east of Milton Keynes. The A5 trunk road runs through the town and the M1 motorway (Junction 11) is within 2 miles. The property, which is in a Conservation Area, is situated fronting High Street South and the pedestrianised Ashton Square, in the heart of the town centre, close to the junction with West Street.

**Total Current Rents Reserved
£10,500 pa (2)
Plus Vacant Offices**

Occupiers close by include Ladbrokes, Farm Foods, Wilkinson and William Hill.

Description

The property is arranged on ground and one upper floor (plus loft) to provide two ground floor shops, one fronting High Street South and one fronting Ashton Square, together with three self-contained offices suites on the first floor. The office suites are accessible from a separate entrance from High Street South and benefit from a shared kitchen and WC facilities. There is a flying freehold where the first floor offices extend over the alley.

VAT

VAT is not applicable to this lot.

Documents

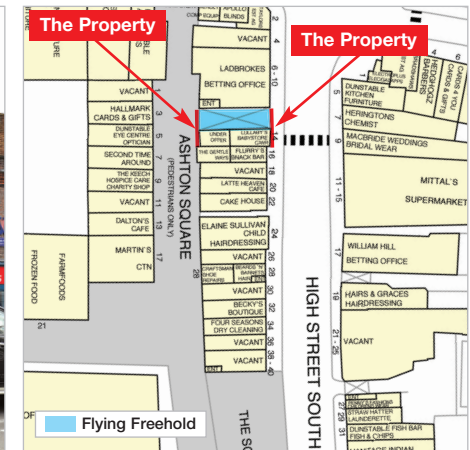
The legal pack will be available from the website www.allsop.co.uk

Viewings

To be held on Monday 19th March by appointment only. Please e-mail your viewing request with full contact details to viewings@allsop.co.uk In the subject box of your e-mail, please ensure that you enter **Lot 32 Dunstable**.

Seller's Solicitor

Ms K Lomas, Central Bedfordshire Council.
Tel: 0300 300 5489 Fax: 0300 300 5398.
E-mail: kerry.lomas@centralbedfordshire.gov.uk



No.	Present Lessee	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.	Next Review/ Reversion
14 High Street South	L Palmer	Gross Frontage 4.05 m (13' 4") Net Frontage 3.10 m (10' 2") Shop Depth 8.35 m (27' 5")	5 years from 20.09.2010 IR & I (1)	£7,500 p.a.	Reversion 2015
14 Ashton Square	Under offer (2)	Gross Frontage 5.50 m (18') Net Frontage 3.80 m (12' 6") Shop Depth 6.75 m (22' 2")			
Office Suite 1	Vacant	First Floor Office (3) 56.3 sq m (606 sq ft)			
Office Suite 2	D Green	First Floor Office 20.0 sq m (215 sq ft)	3 years from 15.07.1997 IR & I	£3,000 p.a.	Holding over
Office Suite 3	Vacant	First Floor Office (3) 35.5 sq m (382 sq ft)			
		Total Offices 111.8 sq m (1,203 sq ft)			

- (1) There is a tenant break clause at the expiry of the 3rd year.
(2) Terms have been agreed (subject to contract) for a new 3 year lease (tenant break at end of year 1) at £4,500 p.a., subject to 3 months rent free.
(3) Not measured by Allsop. Floor areas adopted from www.voa.gov.uk

Total £10,500 p.a. (2)

Dunstable 47/47A High Street South Bedfordshire LU6 3RZ

- **Freehold Shop Investment and Vacant Surgery**
- **Comprises a vacant former surgery and self-contained shop with new lease terms agreed (3)**
- **Potential for alternative uses (1)**
- **No VAT applicable**
- **Town centre location with car parking**

On the Instructions of Central Bedfordshire Council



Tenure
Freehold.

Location

Dunstable has a resident population of some 35,000 and is located some 5 miles west of Luton and 15 miles south-east of Milton Keynes. The A5 trunk road runs through the town and the M1 motorway (Junction 11) is within 2 miles. The property is situated on the east side of High Street South at the junction with Wood Street in the town centre. There are a number of local traders in the area.

Part Vacant Possession (3)

Description

This Grade II Listed property is arranged on ground and one upper floor to provide a former surgery (No. 47) on part ground and first floors and a shop (No. 47A) on the remainder of the ground floor. In addition there is parking to the rear for about four cars.

Planning (1)

The property may have potential for alternative uses, subject to obtaining all the necessary planning and other consents. All enquiries should be made to the local Planning Authority at Central Bedfordshire Council, tel: 0300 300 8307.

VAT

VAT is not applicable to this lot.

Documents

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Viewings

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Seller's Solicitor

Ms J Grace, Central Bedfordshire Council.
Tel: 0300 300 6248 Fax: 0300 300 5398.
E-mail: jane.grace@centralbedfordshire.gov.uk



No.	Present Lessee	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.	Next Review/ Reversion
47	Vacant	Part Ground Floor 15.9 sq m (171 sq ft) First Floor 30.0 sq m (323 sq ft) Total (2) 45.9 sq m (494 sq ft)			
47A	Under offer	Gross Frontage 3.95 m (12' 11") Net Frontage 2.70 m (8' 10") Shop Depth 4.60 m (15' 1") Built Depth 7.65 m (25' 2")	Terms have been agreed (subject to contract) for a new 5 year lease (3)	£4,000 p.a. (3)	

- (2) Not inspected internally by Allsop. Floor areas adopted from www.voa.gov.uk.