

## Dunstable

### 48 High Street North Bedfordshire LU6 1LA

- **Freehold Shop and Office Investment**
- **Attractive Grade II Listed three storey period building**
- **Situated in the town centre on the main retail thoroughfare**
- **Office tenants holding over**
- **Shop Rent Review 2016**
- **Total Current Rents Reserved**  
**£39,825 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



**Tenure**  
Freehold.

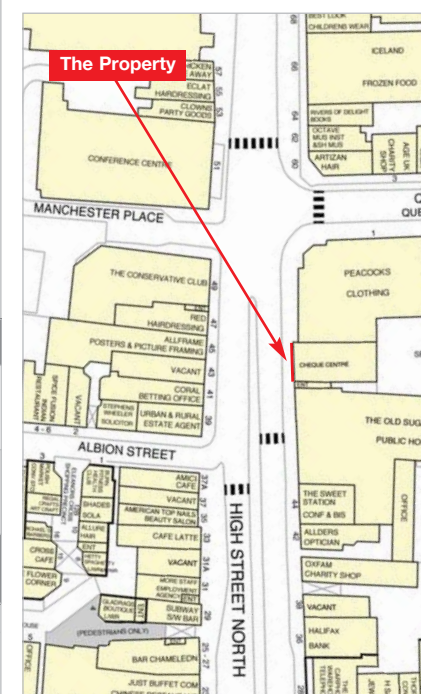
**Location**  
Dunstable has a resident population of some 35,000 and is located some 5 miles west of Luton and 15 miles south-east of Milton Keynes. The A5 trunk road runs through the town and the M1 motorway (Junction 11) is within 2 miles. The property is situated on the north side of High Street North which is the main shopping street in the town centre close to an entrance to Quadrant Shopping Centre and an ASDA Superstore via Queensway. Occupiers close by include Peacocks (adjacent), Iceland, Argos, Coral, Halifax and Oxfam.

**Description**  
The property is arranged on ground and two upper floors to provide a shop with self-contained offices above which are approached via an entrance on High Street North. There is a service yard to the rear providing servicing access and 3 car park spaces.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Viewings**  
Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsoop.co.uk](mailto:viewings@allsoop.co.uk)  
In the subject box of your e-mail, please ensure that you enter **Lot 26 Dunstable**.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion	
Shop	Cheque Centres Limited (1)	Gross Frontage 9.80 m Net Frontage 8.75 m Shop & Built Depth 19.30 m	(32' 2") (28' 8") (63' 4")	10 years from 10.10.2011 Rent review in the 5th year Effectively FR & I by way of service charge Tenant option to break October 2016 (2)	£25,000 p.a. (3)	Rent Review 2016
Office	Russam GMS Limited ( <a href="http://www.russamgms.co.uk">www.russamgms.co.uk</a> )	First Floor Office 60 sq m Second Floor Office 67 sq m Total 127 sq m	(646 sq ft) (721 sq ft) (1,367 sq ft)	Holding over on the terms of a lease for 2 years from 11.05.2009 Rent review every year Effectively FR & I by way of service charge	£14,825 p.a.	Holding over

- (1) Website Address: [www.chequecentre.co.uk](http://www.chequecentre.co.uk). For the year ended 31st December 2010, Cheque Centres Limited reported a turnover of £246.873m, a pre-tax profit of £7.336m and a negative net worth of -£4.084m. (Source: riskdisk.com 24.10.2011)  
(2) The Tenant must give 6 months' prior notice of its intention to break and pay a penalty of £6,250 plus VAT on date of service of break notice.  
(3) There is a 9 month rent free period expiring on 10th July 2012. The Vendor will top up the rent so that the Purchaser will effectively be receiving £25,000 p.a. for this period from completion.

**Total £39,825 p.a.**

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

**Seller's Solicitor** E Smithies Esq, Pinsent Masons LLP. Tel: 0113 244 5000 Fax: 0113 244 8000 e-mail: [ed.smithies@pinsentmasons.com](mailto:ed.smithies@pinsentmasons.com)