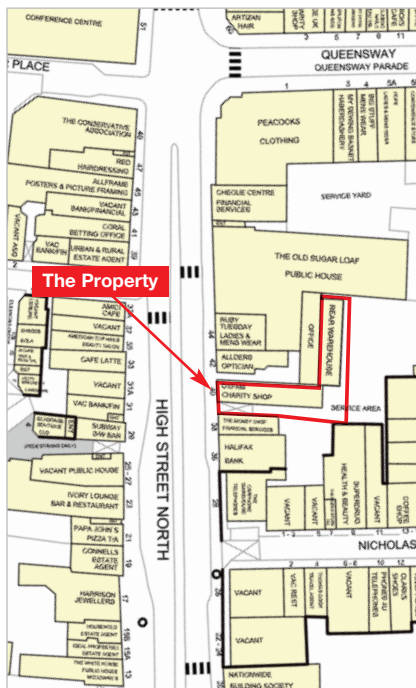


Dunstable

40 High Street North Bedfordshire LU6 1LA

- Freehold Shop and Residential Investment
- Shop let to Oxfam on a new lease
- Large shop in the main shopping street
- 2 flats above let on Assured Shorthold Tenancies
- Shop Reversion 2020
- Total Current Rents Reserved
£39,150 pa ⁽²⁾

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Dunstable has a resident population of some 36,000 and is located 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. The Quadrant Shopping Centre is a few doors away and occupiers close by include The Money Shop, Halifax, The Carphone Warehouse, Nationwide, Barclays, Connells, Papa John's, Subway, Coral and Peacocks.

Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop with ancillary accommodation to the basement and on part first floor at the rear. To the rear at ground floor level is an adjoining building presently used as storage and furniture showroom. The remainder of the first floor and second floor provide two self-contained flats above which are approached from the adjacent alleyway running off High Street North.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Shop	Oxfam (1) (www.oxfam.org.uk)	Gross Frontage 6.05 m (19' 10") Net Frontage 5.25 m (17' 3") Shop Depth 27.00 m (88' 7") Built Depth 31.35 m (102' 10") Basement 41.1 sq m (442 sq ft) Ground Floor Sales 124.4 sq m (1,339 sq ft) Ground Floor Ancillary 116 sq m (1,249 sq ft) Mezzanine Ancillary 37.1 sq m (400 sq ft) First Floor Storage 65.6 sq m (706 sq ft)	5 years from 15.05.2015 Tenant option to break in the 3rd year on 6 months' notice with a 3 month rent penalty FR & I	£15,870 p.a. rising to £21,150 p.a. in May 2016 (2)	Reversion May 2020
Part First Floor Front	Estate 141 Ltd	Part First Floor Flat – 4 Rooms, Kitchen and Bathroom	AST for 1 year from 0.11.2012	£9,000 p.a.	Holding over
Second Floor Front	Estate 141 Ltd	Second Floor Flat – 4 Rooms, Kitchen and Bathroom	AST for 1 year from 0.11.2012	£9,000 p.a.	Holding over

(1) For the year ended 31st March 2014, Oxfam reported a pre-tax profit of £19.2 million and a net worth of £75.1m. (Source: Experian 22.04.2015.)
 (2) The Vendors will top up the rent to £21,150 p.a. by way of payment on completion.
 NB. Shop areas provided by the Vendor.

Total £39,150 p.a. ⁽²⁾

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 B Dubiner Esq, Bude Nathan and Iwanier. Tel: 0208 209 2454 e-mail: bd@bnilaw.co.uk
Joint Auctioneer G Hawkins Esq, Lee Baron. Tel: 0207 758 5875 e-mail: ghawkins@leebaron.com