

Dunstable

68/68a & 70/70a
Langdale Road
Bedfordshire
LU6 3BS

- **Freehold Convenience Store and Residential Investment**
- Comprising a double fronted shop and two x 2 bedroom flats.
- Entirely let to One Stop Stores Ltd (T/A Tesco Express)
- Forms part of an established parade within a densely populated residential area
- No VAT applicable
- Current Rent Reserved
£26,250 pa

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers



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 Langdale Road and forms part of a parade of shops in a predominantly residential area some 1.2 miles south of Dunstable town centre. The A5 lies some 0.4 miles east of the property and links directly with the M1 Motorway some 6 miles to the south. Occupiers close by include a dental practice and a pharmacy amongst others.

Description
The property is arranged on ground and one upper floor to provide a double fronted ground floor shop with two 2 bedroom self-contained flats above accessed from the side. Externally the property benefits from two garages and rear service access.

The property provides the following accommodation and dimensions:

Gross Frontage	13.1 m	(43' 0")
Net Frontage	12.7 m	(41' 9")
Shop Depth	21.3 m	(69' 10")
Built Depth	24.2 m	(79' 5")
Ground Floor (GIA)	302.8 sq m	(3,259 sq ft)

First Floor – Two Flats each Comprising Three Rooms, Kitchen and Bathroom (not inspected by Allsop. Details provided by vendor)
Two Garages

Tenancy
The entire property is at present let to ONE STOP STORES LTD for a term of 15 years from 17th January 2005 at a current rent of £26,250 per annum. The lease provides for rent reviews every 5th year of the term and contains full repairing and insuring covenants.

Tenant Information
For the year ended 28th February 2015, One Stop Stores Ltd reported a turnover of £924.591m, a pre-tax profit of £10.192m, shareholders' funds of £279.402m and a net worth of £161.073m. (Source: riskdisk.com 11.01.2016.)
The ultimate holding company is Tesco Plc. www.tesco.com

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.