

Investment/Development Opportunity

R/o 79a High Street North, Dunstable, Bedfordshire, LU6 1JF

FOR SALE

551 SqFt (51 m²)



LOCATION

The pavement lined property is located in Regent Street, Dunstable with access off High Street North.

DESCRIPTION

The property is two storey brick built, under a pitched tiled roof with a side yard area.

Potentially the premises may suit conversion. Planning exists for retail purposes (User Class E). However alternate uses i.e. residential, office etc may be suitable (STPP).

The unit depth is 6.15m and 4.16m wide. Planning consent has been granted for the demolition of the premises to create a new two storey property extended to the side (upon the yard area) bringing the total area to 63.58 sqm/684.45 sqft.

TERMS

The freehold is available to purchase for **£100,000**.

RATEABLE VALUE

To be confirmed

LEGAL COSTS

Each party to bear their own legal and professional costs.

VAT

We are verbally advised VAT will not be applicable.

VIEWING

For further information or an appointment to view, please contact sole selling agency S.R. Wood & Son Ltd.
www.srwood.co.uk | 01582 401 221 (Luton) | 01462 542 760 (Hitchin)



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