

FOR SALE

**PROMINENT
RETAIL UNIT**



whozoo.

DUNSTABLE

12-14 High Street North, Dunstable, Bedfordshire LU6 1JY

Price £695,000



Property Type

RETAIL



Size

4,434 FT²



Tenure

FREEHOLD



Borough

BEDFORDSHIRE



Planning Granted

NO



Existing Use

CLASS E

Tenanted



YES

Local Train Stations



Leagrave (2.9 miles)
Luton (4.6 miles)

Local Amenities



Dunstable High Street (0.0 miles)
Grove House Gardens (0.1 miles)
Asda Superstore (0.6 miles)

VAT Applicable



NO

Rateable Value



£34,000

EPC



C



Additional Information

Freehold end-of-terrace property featuring a banking hall and ancillary spaces spread across the ground and first floors, totalling approximately 412 sqm (4,435 sqft).

Situated on Dunstable's bustling High Street, Lloyds Bank benefits from excellent road links via the A5 and M1 to Luton and London. The area offers independent retailers, cafes, and nearby supermarkets like Asda and Aldi. Grove House Gardens is a short walk away, with Leagrave Train Station just 3.1 miles for easy rail connections.

The property is let at £30,000 per annum for a five-year term commencing on 3 February 2022 and is inside the Landlord and Tenant Act 1954. VAT is not applicable.



ADDITIONAL IMAGES



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