




Long Leasehold For Sale

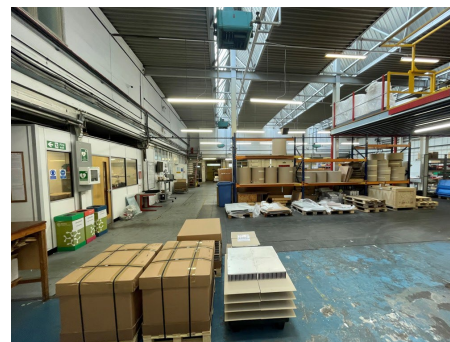
Unit 2-3, Eastern Avenue Industrial Estate, Dunstable, Beds, LU5 4JY

 £895,000 for the Long Leasehold Interest

 19,118 Sq Ft / 1,776.06 Sq M

 Office and industrial/workshop premises - Unit 2 consists of a two-story office at the front and workshop space at the rear. Loading access via a roller shutter,, with an eaves height of 5.80m. Unit 3 to the rear features a covered walkway leading to a detached concrete frame storage building, boasting an eaves height of 3.60m. with additional plant room at the rear. The first floor of Unit 2/3 comprises L-shaped offices. Spacious tarmac parking area with small gatehouse building.

 Currently rented with approximately 27 years remaining, achieving an annual income of £100,000 for both Unit 2 and Unit 3, in excess of a 11% yield.



Unit 2-3 Eastern Avenue Industrial, Dunstable, Beds, LU5 4JY

Location

The Property is located in a prime location for industrial activities. The area offers a range of industrial units suitable for various businesses, from manufacturing to warehousing. The Property is located off Luton Road in Dunstable, which allows excellent road connectivity to the A5 and M1 which makes it convenient for logistics and distribution operations.

Terms & Tenure

The long leasehold interest of the property is for sale at a figure of £895,000.

The property is achieving a rental of £100,000 per annum from the existing tenants, with 27 years remaining on the lease.

Accommodation

19,118 sq ft (1,776 sq m)

EPC

The EPC rating for the property is band E.

Rates

Rateable Value Unit 2 £20,250. Unit 3 TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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