





## For Sale

### High Street South, Dunstable, LU6 3HA

 £275,000 for the Freehold

 496 Sq Ft / 46.08 Sq M

 A mid-terrace mixed-use freehold investment in the heart of Dunstable High Street. The ground floor is occupied as a tattoo studio (Class E) with front and rear access, while the upper floors provide a two-bedroom maisonette (C3) with a storage area and balcony.

 Both elements are let, each producing £9,600 per annum, giving a total income of £19,200 per annum. A straightforward High Street investment with commercial and residential income streams.





## High Street South, Dunstable, LU6 3HA

### Location

The property is prominently situated on High Street South in Dunstable town centre, benefiting from strong visibility and passing trade. Dunstable is a busy Bedfordshire market town with a mix of national and independent retailers, cafés and services. The town enjoys excellent transport links via the A5, A505 and M1 (Junction 11), with Luton approximately 5 miles to the east and Luton & Dunstable University Hospital within easy reach.

### Terms & Tenure

The premises are available for sale freehold at a price of £275,000 exclusive.

### Accommodation

42 sq. m = 452.08 sq. ft.

### EPC

Commercial - C

Residential - C

For further information  
please contact:

01582 957591

9 Compton Avenue,  
Luton, LU4 9AX

### Rates

Rateable Value £9,600 . 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. However, VAT is not applicable to this property. Purchasers and lessees should satisfy themselves regarding the VAT position and take independent professional advice as required.

### Costs

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

### Viewing

Strictly by appointment only please contact:

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