

Property Brochure: Beech Hill Post Office, Luton

Property Summary

For Sale - £850,000

Freehold Mixed-Use Investment with Established Post Office Business

Address: 293 Dunstable Road, Luton, LU3

- * Freehold mixed-use property with long-established Post Office
- * Prominent location on busy Dunstable Road
- * Thriving business with loyal customer base
- * Spacious residential accommodation
- * Double garage + gated rear courtyard
- * Customer parking to the front
- * Approx. 150.39 sqm / 1,618 sq ft
- * Price includes business premium and freehold title

Property Description

An exciting opportunity to purchase a well-maintained freehold property with an established and successful Post Office business in a high-footfall area of Luton. Located on Dunstable Road, the property benefits from excellent visibility and access.

The ground floor includes a retail area currently trading as Beech Hill Post Office, plus kitchen and living room. Upstairs, there are four bedrooms, ideal for owner-occupiers or as additional rental income.

Outside includes off-street customer parking, a gated courtyard to the rear, and a double garage - ideal for storage or business use.

Accommodation Summary (approx. sizes)

Ground Floor:

- Sales Area: 75.75 sqm / 815 sq ft
- Living Room: 12.92 sqm / 139 sq ft
- Kitchen: 10.27 sqm / 111 sq ft

Property Brochure: Beech Hill Post Office, Luton

First Floor:

- Front Bedroom: 18.78 sqm / 202 sq ft
- Middle Bedroom 1: 11.56 sqm / 124 sq ft
- Middle Bedroom 2: 10.14 sqm / 109 sq ft
- Rear Bedroom: 10.97 sqm / 118 sq ft

Total Area: 150.39 sqm / 1,618 sq ft

Contact Information

To arrange a viewing or for more information, please contact:

Sabbi Bains - 07894 414046

Sam Bains - 07850 520642