

For Sale

70 West Street, Dunstable, Bedfordshire, LU6 1TA



£350,000 for the Freehold



Residential development for sale with planning approved for demolition of existing building and erection of building to create five self-contained apartments. Associated bicycle and bin storage.



For further details on this development please see Planning Application - CB/24/00658/FULL on the Central Beds website.



Proposed elevations

Notes
To be read in conjunction with all relevant drawing
and consultation - building regulations notes

EDWS Architects	
Project Name	70 West Street, Dunstable, LU6 1TA
Client	Stimpsons Eves
Architect	Edws Architects
Architect's Address	100 High Street, Luton, LU1 3JH
Architect's Phone	01582 957591
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Architect's Website	www.edwsarchitects.co.uk



For further information
please contact:

01582 957591

9 Compton Avenue,
Luton, LU4 9AX

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Location

West Street is situated in the vibrant town of Dunstable, offering a blend of urban convenience and community charm. The area boasts a variety of amenities, including shops, cafes, and restaurants, catering to both residents and visitors alike. Dunstable is served by various bus routes, providing regular services to nearby towns and cities, including Luton and Bedford. The Dunstable Rail Station, located a short drive away, connects to London and other key destinations, making it an ideal location for professionals and families. In terms of road links, West Street is conveniently located near the A5 and M1 motorways, facilitating easy access to London and the wider region. This strategic location not only enhances connectivity but also supports local businesses by attracting passing trade.

Terms & Tenure

The development is for sale freehold at a figure of £350,000 exclusive.

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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