

For further information please contact:

9 Compton Avenue, Luton, LU4 9AX

# **For Sale**

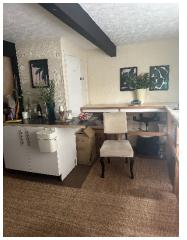
# 56 West Street, Dunstable, Beds, LU6 1TA

- Offers in excess of £200,000
- 1,045 Sq Ft / 97.08 Sq M
- A two-story mid-terraced Class E / Retail property, comprising of a ground floor retail unit and multiple first floor treatment rooms, WC and ancillary storage to the rear. Outside courtyard and a separate side accessway leading to the rear.
- Currently occupied by Jonquil Florists (due to vacate end August 2025). The property is in need of internal and external refurbishment although does have scope for a potential conversion to residential accommodation (First Floor) subject to planning permission.













For further information please contact:

01582 957591

9 Compton Avenue, Luton, LU4 9AX

### 56 West Street, Dunstable, Bedfordshire, LU6 1TA



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.

## **Terms & Tenure**

The premises are for sale freehold at offers in excess of £200,000.

### Accommodation

Total	1,045 sq ft	97 sq m
External storage	289 sq ft	26.8 sq m
Ground Floor and First Floor Retail	756 sq ft	70.2 sq m



Rateable Value Ground Floor £7,400. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.



The EPC rating for the property is TBC.



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



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



### Viewing

Open viewing day to be organised - please contact if interested:

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Ioanne McGirl joanne.mcgirl@stimpsonseves.co.uk



Stimpsons Eves is the trading name of Stimpsons Eves Limited Registered in England & Wales. Company Reg. no; 6512125 whose registered address is Sovereign Court, 230 Upper Fifth Street, Central Milton Keynes, MK9 2HR Note: Messrs. Stimpsons Eves for themselves and f vendors or lessons of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchases or lessees, and do not constitute, nor constitute part of, an offer or contract;(ii) all descriptions, dimensions reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Stimpsons Eves has any authority to make or give any representation or warranty whatever in relation to this property