

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

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.

Terms & Tenure

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

Accommodation

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

Rates

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.

EPC

The EPC rating for the property is TBC.

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

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

Sean Sumbillo sean.sumbillo@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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