

lot 32

3/5 High Street North, Dunstable Bedfordshire LU6 1JR

Rent
£40,000
per annum
exclusive

Freehold Retail Investment

- Let to Cubebet Ltd until 2025
- Prominently located on High Street
- Potential for future residential conversion on upper floors (subject to consents)
- 5 yearly rent reviews
- Neighbouring occupiers include Lloyds TSB, Barclays Bank, The Carphone Warehouse, Ladbroke's and Nationwide



New shop fascia to be on display shortly

Location

Miles: 5 miles west of Luton
22 miles south-east of Milton Keynes
35 miles north-west of Central London
Roads: A5, A6, A505, M1
Rail: Leagrave Rail, Luton Rail
Air: Luton Airport

Situation

The property is prominently located on the west side of busy High Street North (A5) which is the town's main retailing thoroughfare. The property is situated close to the junction with Church Street (A505). Neighbouring occupiers include Lloyds TSB, Barclays Bank, The Carphone Warehouse, Ladbroke's and Nationwide.

Description

The property comprises a DOUBLE RETAIL UNIT on the ground floor with OFFICE AND ANCILLARY ACCOMMODATION on the first and second floors. The upper floors are self-contained and have future potential for conversion subject to the necessary planning consents.

Tenure

Freehold.

VAT

VAT is not applicable on this lot.

Six Week Completion Available

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Ancillary	120.29 sq m	(1,295 sq ft)	CUBEBET LTD	15 years from 14/12/2010 until 2025 on a full repairing and insuring lease	£40,000	2015 and 2020
First	Offices/Ancillary	76.60 sq m	(825 sq ft)				
Second	Offices/Ancillary	42.10 sq m	(453 sq ft)				
Totals		238.99 sq m	(2,573 sq ft)			£40,000	

For further details please contact:

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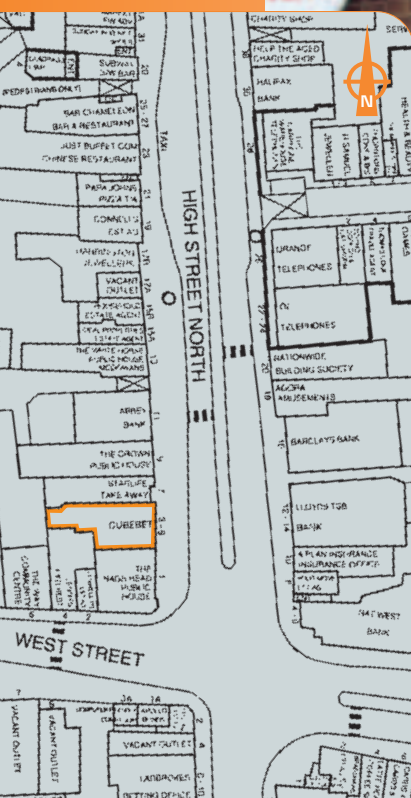
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