

VACANT SHOP AND 4 FLATS – 6 WEEK COMPLETION



SITUATION

Located in the Town Centre at the junction with Church Street in this established retail thoroughfare, adjacent to a Pharmacy and amongst such multiple traders as **William Hill, Ladbrokes, Co-op Funeralcare, NatWest** and **Santander**. Dunstable lies approximately 30 miles north of London and 5 miles west of Luton, with the M1 (Junction 11) approximately 2 miles to the east.

ACCOMMODATION

Ground Floor Shop

Gross Frontage 20'3"
Internal Width 14'5" (narrowing at rear to 11'5")
Shop Depth 45'5"
Kitchen, WC

Area Approx 602 sq ft

Basement

Area Approx 550 sq ft

Flat – First Floor Front

2 Rooms, Kitchen, Bathroom/WC*

Flat – First Floor Rear

2 Rooms, Bathroom/WC*

Flat – Second Floor Front

1 Room, Lounge/Kitchen, Shower/WC*

Flat – Second Floor Rear

3 Rooms, Bathroom/WC*

Attic – See Note 1

PROPERTY

An end of terraced building comprising a **Ground Floor Shop and Basement** with separate front access to **4 part developed Self-Contained Flats** on the first and second floors together with ladder access to an **Attic (See Note 1)**.

VAT is believed NOT to be payable in respect of this Lot, but bidders are referred to the Special Conditions of Sale which provide VAT may be payable in certain circumstances.

FREEHOLD offered with VACANT POSSESSION

Note 1: Planning Permission was granted on 3rd December 2007 (now lapsed) by South Bedfordshire District Council for 'Conversion of roof space to form 1 flat and insertion of rooflights.' Refer to Auctioneers for copy plans.

Note 2: There may be potential for the erection of an advertising hoarding on the flank wall, subject to obtaining the necessary consents.

*There are no fixtures, fittings or sanitary ware in situ with the exception of the First Floor Front Flat which has a fully fitted kitchen.

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The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**



JOINT AUCTIONEERS
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £350 (including VAT) upon exchange of contracts