



## SITUATION

Located in the northern part of Dunstable town centre opposite **Peacocks** and **The Quadrant Shopping Centre**, which includes branches of **Asda**, **Boots**, **Poundland**, **Specsavers**, **Greggs** and many more.

Dunstable is approximately 37 miles north of London via the M1 (Junction 11).

## PROPERTY

A mid-terrace building comprising a **Very Deep Ground Floor Shop** with separate front access to **2 Self-Contained Flats** on the first and second floors. The flats have gas central heating (not tested).

## ACCOMMODATION

### Ground Floor Shop

Gross Frontage	19'6"
Internal Width	13'10"
widening to	19'6"
Shop & Built Depth	83'3"
WC & Redundant WC	

### First Floor Flat

3 Rooms, Kitchen, Bathroom/WC  
(GIA Approx. 520 sq ft)

### Second Floor Flat

3 Rooms, Kitchen, Bathroom/WC  
(GIA Approx. 475 sq ft)



**VAT is NOT applicable to this Lot**

**FREEHOLD offered with VACANT POSSESSION**

**Note 1: The rear section of the Ground Floor Shop has extra ceiling height with glazed roof panels.**

**Note 2: There is potential to convert the large rear ground floor extension into Residential Use, subject to obtaining the necessary consents.**

**Note 3: Refer to Auctioneers for video tour of the property.**

# Vacant Shop & 2 Flats

The Surveyors dealing with this property are  
**John Barnett** and **Nathan Schindler**

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**

## Vendor's Solicitors

DKLM LLP  
Tel: 020 7549 7888 Ref: Adam Keeble  
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View towards rear of shop



View towards front of shop

