BUSINESS PROPERTY SOLUTIONS

47-47a
High Street South
Dunstable
LU6 3RZ





TOWN CENTRE PREMISES WITH PARKING FOR SALE / TO LET

PRICE ON APPLICATION | APPROX 691 SQ FT

SUMMARY

47-47a High Street South is an attractive, Grade II Listed period building on the corner of High Street South and Wood Street, in the heart of Dunstable town centre. The property is available For Sale or To Let.

Accommodation (approximate floor areas):
Ground floor (left hand side): 142.51 sq ft (13.24 m²)
Ground floor (right hand side): 237.24 sq ft (22.04 m²)
First floor: 311.51 sq ft (28.94 m²)
Total: 691.26 sq ft (64.22 m²)

The premises would suit a range of town centre uses, owner occupation or investment, with potential for conversion to residential (STPP).

KEY FEATURES

- Prominent town centre corner position
- Attractive Grade II Listed period property
- Accommodation arranged over two floors
- Approximately 691 sq ft (64.22 sq m)
- Ground floor street frontage
- Kitchenette and WC facilities
- On-site parking
- Suitable for owner occupiers and investors
- Potential for alternative uses, including residential conversion (STPP)
- Available For Sale or To Let

LOCATION

The property occupies a prominent, pavement-lined corner position on High Street South at its junction with Wood Street, within Dunstable town centre.

All town centre amenities are close by, including the Ashton Square shopping precinct and The Quadrant shopping centre, together with banking, cafés, restaurants, pubs and bars, public space and parking.

Dunstable is well connected by road via the A5 and A505, with Luton and the M1 a short drive away.

PRICE / RENT

Price on Application

TENURE

Freehold sale or leasehold opportunity

FLOOR AREA

Approx 691 sq ft (64.22 m²) in total

VAT

If applicable

EPC RATING

On enquiry





Viewings

Strictly via appointments only through sole agents
Business Property Solutions
Chartered Surveyors and Commercial Property Consultants

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