FOR SALE



50 Dunstable Road, Luton, LU1 1EF

Substantial commercial property with vacant possession

Summary

Tenure	For Sale
Available Size	5,378 sq ft / 499.63 sq m
Price	£995,000
Service Charge	N/A
Rateable Value	£8,750
EPC Rating	C (43)

Key Points

- Highly prominent position in Bury Park area
- Ancillary commercial space at first floor
- Rare freehold opportunity
- One mile northwest of Luton town centre
- Three bedroom apartment

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Description
A detached property arranged over ground and first floor, comprising 5,378 sqft (499.63 m2). The property is formed of a former club/venue at ground floor level, with ancillary commercial space above together with a 3-bedroom apartment. Externally, there is space for approximately five cars to park.

Location
Connectivity:
Luton has exceptional connectivity, benefitting from an international airport and three train stations with high-speed services to London St Pancras. The town is also served by various arterial routes, notably the M1 (J10, J11 & J11A), the A505 and the A6.

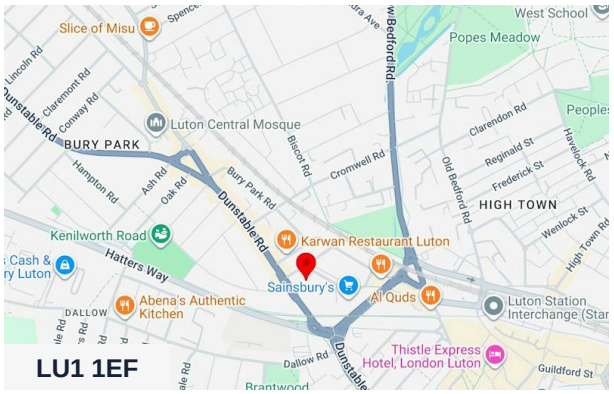
Development/Economic Growth:
Luton is seeing major investment, with a number of key development sites already underway and others on the horizon. These include the expansion of London Luton Airport which is expected to create 11,000 new jobs and see passenger levels increase to 32 million per year by 2043; the development of Power Court which will see the delivery of a new football stadium (the new home for LTFC); the development of the former Bute Street carpark which will see the delivery of a performing arts venue together with office space, food hall, retail space and flats; and the redevelopment of the former Vauxhall manufacturing plant which is expected to see the delivery of a major industrial/logistics scheme.

Situation:
The subject property occupies a highly prominent position adjacent to the Sainsbury's superstore in Bury Park. Bury Park forms a substantial commercial district approximately 1-mile northwest of the town centre. It is favoured by the Asian community and within the vicinity are a mixture of local, regional and national businesses.

Terms
Available on a freehold basis with vacant possession for £995,000.

VAT
The property has been elected for VAT and so VAT will apply to the purchase price. Please speak with S.R. Wood & Son to discuss your options in this regard.

Costs
Each party is to bear its own legal and professional costs incurred.







Viewing & Further Information



Jacob Wood
01582 401 221 | 07401 221 022
j.w@srwood.co.uk



Stephen Wood
01582 401 221 | 07798 610 003
s.w@srwood.co.uk

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