

# FOR SALE

31.59 Sq M (340 Sq Ft)

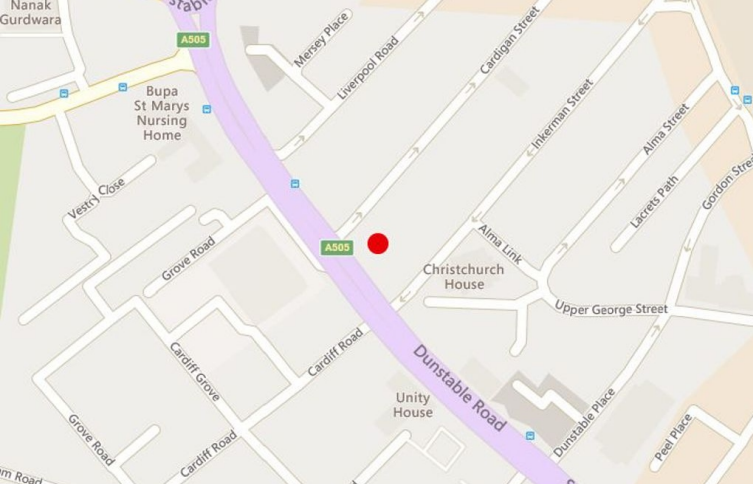
- Retail investment let to a renowned local hairdressers
- Prominent double retail frontage facing on to Dunstable Road
- Current tenant has occupied the property for a number of years
- Opportunity to achieve a rental uplift at next review



## 6a Dunstable Road

Luton, LU1 1DX





## LOCATION

- Located on Luton's most prominent thoroughfare with double retailing frontage.
- The property is within a short walk from the The Mall and Luton Galaxy, with nearby occupiers including Nando's, Costa, T K Maxx, Primark, and many other national retailers.
- Luton's mainline railway station is within walking distance, with a direct link to London St Pancras in approximately 30 minutes.
- J10 of the M1 Motorway is within 1.8 miles (2.83 km).

/// what3words

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Google Maps

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## DESCRIPTION

- A ground floor single storey mid-terrace retail investment located on Dunstable Road.
- The property comprises of a single storey mid terraced retail unit which provides a ground floor retail space. It has the benefit of being double fronted, electric central heating system, A/C, kitchen and WC.
- The unit is currently let to a renowned local hairdressers on a FRI lease for a term of 8 years commencing from the 1st June 2021 with a passing rent of £11,400 per annum. There are coterminous rent reviews and break clauses in every third year of the term and on the 31st of May 2029.

## TERMS

The premises are to be sold as an investment at a freehold price of £135,000 exclusive, reflecting a 8.44% gross yield.



## ACCOMMODATION (Net Internal Area\*)

Ground Floor Retail	340 SQ FT	31.59 SQ M
<b>Total</b>	<b>340 SQ FT</b>	<b>31.59 SQ M</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D - 95

**Business Rates:** The rateable value is £8,200. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

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