

# FOR SALE

1,366 Sq Ft (126.9 Sq M)

- Freehold Office Building for Sale
- Detached building
- Ample secure parking to the rear
- Vacant possession
- No VAT to pay on purchase.



**72-76 Union Street**

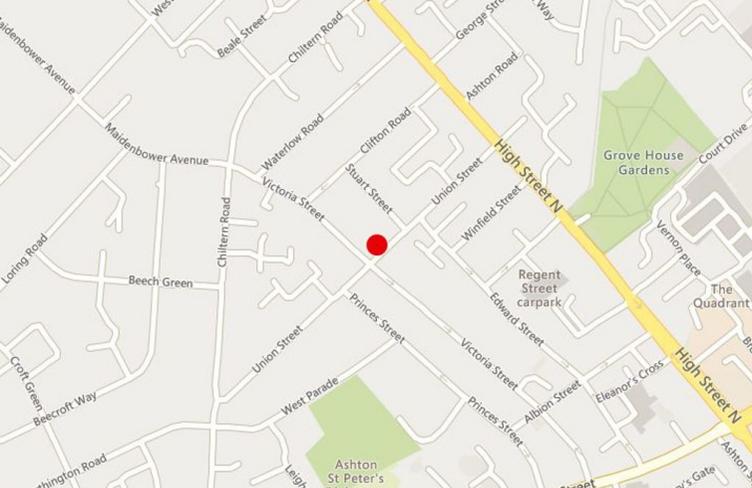
**Dunstable, LU6 1EY**

**>D KirkbyDiamond**

Contact: Hannah Niven or Chris Richards

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- Located in Dunstable Town Centre. The property is situated at the midpoint of Union Street between Stuart Street and Victoria Street.
- Union Street is one of the main roads off High Street North heading into the western part of Dunstable.
- The street is predominately residential with the only additional commercial occupier comprising a fish and chip/Chinese takeaway a few doors down.
- Nearby transport links include the A505 (High Street North/South), A5, and M1 (Junction 11a). There is limited on-street parking.

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 Google Maps

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## DESCRIPTION

- A rarely available opportunity to purchase a detached office building, with accommodation over both ground and first floors.
- There is ample parking to the rear by way of secure gated driveway and a double garage.
- The ground and first floor offices offer a mix of open plan and meeting room/directors rooms. Each floor benefits from gas central heating and suspended ceilings with inset LED lighting respectively.
- The property is being sold with vacant possession.

## TERMS

The freehold interest is available at a price of £400,000. VAT is not payable on the purchase price.

## ACCOMMODATION

Total Size	126.9 SQ M	1,366 SQ FT
<b>Total</b>	<b>126.9 SQ M</b>	<b>1,366 SQ FT</b>

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

EPC: C - 65

**Business Rates:** The rateable value is £13,250. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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