

FOR SALE

3,510 Sq Ft (326.08 Sq M)

- › Substantial former healthcare facility
- › Freehold opportunity
- › Demised parking for approximately 14 cars
- › Town Centre Location
- › Suitable for a variety of uses, STPP

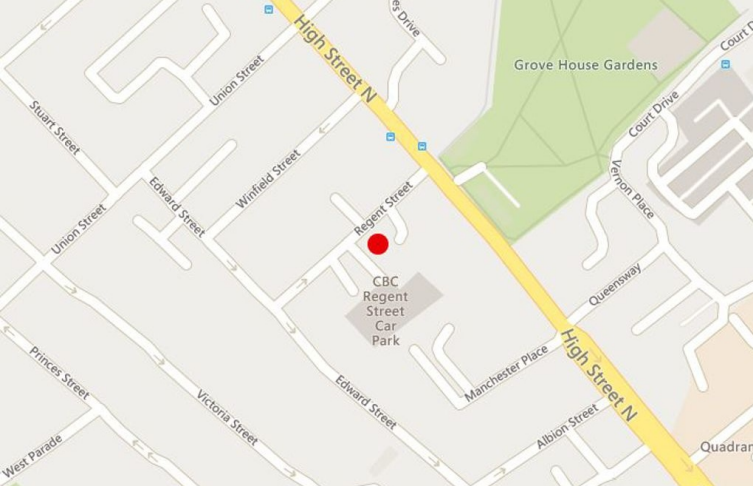


Beacon House

5 Regent Street, Dunstable, LU6 1LP

Contact: Eamon Kennedy or Chris Richards
eddisons.com





Location

- Beacon House is situated on Regent Street in Dunstable town centre, benefiting from a central commercial location just off the High Street.
- The property benefits from good road connectivity, with the A5 approximately 1 mile away, providing access to the wider regional road network, and the M1 motorway (Junctions 11/11A) approximately 5 miles away, offering routes towards London, Milton Keynes and the Midlands.
- Public transport links are readily accessible, with local bus services connecting Dunstable with Luton and surrounding towns via the Luton-Dunstable Busway. Leagrave railway station is approximately 3 miles away and Luton railway station around 5 miles away.

/// what3words

///gaps.office.joke



Click here

Description

- Beacon House is a three-storey, end-of-terrace former residential property, extended twice and previously used as a healthcare facility. The accommodation comprises reception and office areas, multiple clinic and treatment rooms, kitchen, WCs, lift and ancillary storage/boiler facilities. Two rear extensions provide additional clinical accommodation.
- Externally, the property benefits from a small garden and parking for approximately 14 vehicles, with rear access via adjoining car park land. The site is level and regular in shape, extending to approximately 0.0585 hectares (0.145 acres), with a built-to-site density ratio of approximately 52%.

Terms

The freehold interest is available to purchase at £365,000 exclusive.

VAT is not payable on the purchase price.

Accommodation

Total **326.08 SQ M** **3,510 SQ FT**

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

EPC: TBC

Business Rates: Available upon request

Contact:

EAMON KENNEDY

07887 835 815 eamon.kennedy@eddisons.com

CHRIS RICHARDS

07983 775684 chris.richards@eddisons.com