



For Sale

139 & 139A High Street North, Dunstable, LU6 1JN

 £500,000 for the Freehold

 1,686 Sq Ft / 156.63 Sq M

 This prominently located end-of-terrace mixed-use features a ground floor commercial unit (Use Class A3/E) with a W.C. and rear courtyard access, ideal for a takeaway, café, or retail use. Above, a separately accessed three-bedroom maisonette (Use Class C3) offering living space across two floors.

 To the rear, a 1,344 sq ft unused parcel of land with a dropped kerb on Clifton Road offers potential for off-street parking or extension, subject to planning. The property is vacant and ready for immediate occupation.



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Location

The Property is prominently positioned on High Street North, Dunstable's main thoroughfare, benefiting from high visibility and strong footfall. The area is well-served by a mix of national and independent retailers, food outlets, and local amenities.

Dunstable enjoys excellent connectivity, with the A5 providing direct access to Milton Keynes and St Albans, while the nearby M1 (Junction 11 and 11A) links to Luton, London, and the Midlands. Luton train station is a short drive away, offering frequent services to London St Pancras, and the guided busway provides a direct route to Luton and Houghton Regis.

Terms & Tenure

The vacant property is for sale freehold at a price of £500,000.

Accommodation

| | | |
|----------------------|--------------------|-------------------|
| Ground Floor | 791 sq ft | 73.5 sq m |
| 3 Bedroom Maisonette | 895 sq ft | 83.1 sq m |
| Total | 1,686 sq ft | 156.6 sq m |

Rates

Rateable Value £8,300. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 58 – Band C.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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