



**SITUATION**

Located close to the junction with Albion Street in Dunstable Town Centre being directly opposite **Peacocks** and **Cheque Centre** and with other nearby multiples including **Oxfam**, **The Money Shop**, **Santander**, **Carphone Warehouse**, **Iceland**, **Halifax** and **Subway**. Dunstable is approximately 30 miles north of London benefitting from good road links via the A5 and the A505 to the M1 (Junction 11).

**PROPERTY**

A mid terraced property comprising a **Ground Floor Shop and Basement** with separate front entrance to **2 Self-Contained Flats** above.

**ACCOMMODATION**

**Ground Floor Shop**

Gross Frontage 18'0"  
Internal Width 15'11"  
Shop Depth 69'6"  
Built Depth 84'0"  
2 WCs

**First Floor Flat**

2 Rooms, Kitchen, Bathroom/WC

**Second Floor Flat**

2 Rooms, Kitchen, Bathroom/WC

**£22,000 per annum**

The Surveyors dealing with this property are **JOHN BARNETT** and **SOPHIE TAYLOR**

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCY**

The entire property is let on a full repairing and insuring lease to **Coral Estates Ltd (having approx. 1,600 branches)** for a term of 10 years from 1st February 2006 at a current rent of **£22,000 per annum** exclusive.

**Valuable Reversion 2016**

View opposite the Property



**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £600 (including VAT) upon exchange of contracts