



SITUATION

In a prominent trading position within the main High Street, directly opposite **Iceland**, **Peacocks** and **Argos**, under 100 yards from the **Quadrant Shopping Centre**, and close to the large **Asda** public car park. Dunstable lies on the main A505 only 3 miles west of Luton and enjoying easy access to the M1 (Junction 11).

PROPERTY

A terraced building comprising **3 Ground Floor Shops with Rear Yard** allowing parking for at least 6 cars plus separate rear access to **6 Self-Contained Flats** on the first and second floors.

VAT is NOT applicable to this Lot

FREEHOLD



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£37,100 per annum

The Surveyors dealing with this property are **ROY TAMARI** and **STEVEN GROSSMAN**

* Refer to Point 9 in the 'Notice to all Bidders' page

View opposite the Property



TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No. 53 (Shop)	Gross Frontage 16'11" Internal Width 15'0" Shop Depth 48'4" Built Depth 56'4" 2 WC's	PMP Recruitment Limited (Recruitment Consultancy)	9 years from 1st July 2016	£12,500	FRI (subject to a schedule of condition) Rent Review & Tenant's Breaks 2019 & 2022
No. 55 (Shop)	Gross Frontage 16'3" Internal Width 14'10" Shop Depth 48'4" Built Depth 56'4" 2 WC's	Ms J. Brantom (Ladies Hair Salon)	8 years from April 2017 (Renewal of a previous lease – in occupation for over 20 years)	£12,000	FRI Rent Review & Tenant's Break 2021
No. 57 (Shop)	Gross Frontage 17'0" Internal Width 15'0" Shop Depth 48'4" Built Depth 56'4" 2 WC's	K. Rehman, R. Hussain & I. Ajajib t/a Mr Pizza	15 years from 27th September 2013	£12,500	FRI Rent Reviews 2018 and 5 yearly
Upper Part (6 Flats)	Not Inspected	Southern Land Securities Ltd	125 years from 25th December 2000	£100	FRI
TOTAL				£37,100	

VENDOR'S SOLICITORS

Ravi Solicitors – Tel: 020 8426 1178
Ref: R. Shanmugam – Email: ravi@ravisolicitors.co.uk

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 £500 (including VAT) upon exchange of contracts