





For Sale

42-44 West Street, Dunstable, LU6 1TA

 £2,000,000

 5,951 Sq Ft / 552.85 Sq M

 Prime investment opportunity comprising of recently converted block of 10 high-specification apartments. The property comprises six 1-bedroom apartments, ranging from 413 sq ft to 538 sq ft, and four 2-bedroom apartments, ranging from 646 sq ft to 796 sq ft. Each 2-bedroom apartment benefits from an ensuite bathroom to the main bedroom, with 4 of the 1-bedroom units featuring private balconies, while the 2-bedroom apartment boasts a private terrace. A lift to all floors.

 The property is fully tenanted, generating a monthly income of £12,000 (£144,000 annually). The Freehold Block is unbroken and held within a Limited Company SPV, making the sale process straightforward for prospective buyers.



42-44 West Street, Dunstable, Bedfordshire, LU6 1TA

Location

West Street is situated in the vibrant town of Dunstable, offering a blend of urban convenience and community charm. The area boasts a variety of amenities, including shops, cafes, and restaurants, catering to both residents and visitors alike. Dunstable is served by various bus routes, providing regular services to nearby towns and cities, including Luton and Bedford. The Dunstable Rail Station, located a short drive away, connects to London and other key destinations, making it an ideal location for professionals and families. In terms of road links, West Street is conveniently located near the A5 and M1 motorways, facilitating easy access to London and the wider region. This strategic location not only enhances connectivity but also supports local businesses by attracting passing trade.

Terms & Tenure

The property is available for sale freehold at a price of £2,000,000.

Accommodation

5,951 sq ft / 552.85 Sq M

EPC

The EPC rating for the property is 92 - Band D.

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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