

# FOR SALE

31.59 Sq M (340 Sq Ft)

- Retail investment let to a renowned local hairdressers
- Prominent double retail frontage facing on to Dunstable Road
- Current tenant has occupied the property for a number of years
- Opportunity to achieve a rental uplift at next review

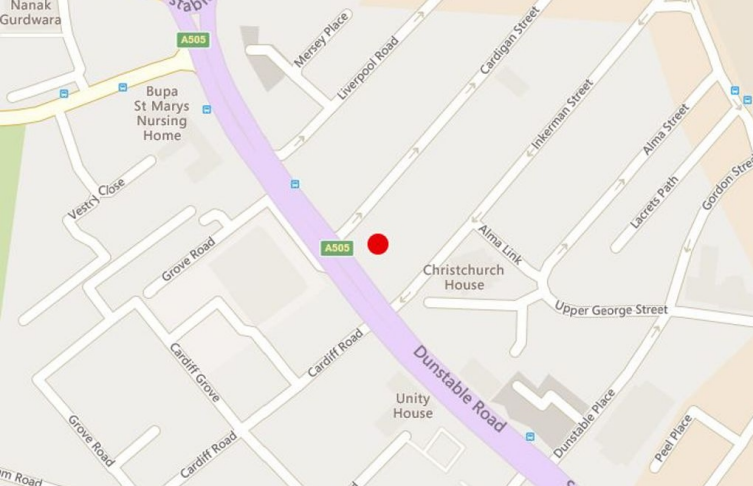


## 6a Dunstable Road

Luton, LU1 1DX

Contact: Hannah Niven  
Tel: 01582 738866  
eddisons.com





## Location

- Located on Luton's most prominent thoroughfare with double retailing frontage.
- The property is within a short walk from the The Mall and Luton Galaxy, with nearby occupiers including Nando's, Costa, T K Maxx, Primark, and many other national retailers.
- Luton's mainline railway station is within walking distance, with a direct link to London St Pancras in approximately 30 minutes.
- J10 of the M1 Motorway is within 1.8 miles (2.83 km).

/// what3words

///places.outer.trendy

Google Maps

Click here



## Description

- A ground floor single storey mid-terrace retail investment located on Dunstable Road.
- The property comprises of a single storey mid terraced retail unit which provides a ground floor retail space. It has the benefit of being double fronted, electric central heating system, A/C, kitchen and WC.
- The unit is currently let to a renowned local hairdressers on a FRI lease for a term of 8 years commencing from the 1st June 2021 with a passing rent of £11,400 per annum. There are coterminous rent reviews and break clauses in every third year of the term and on the 31st of May 2029.

## Terms

The premises are to be sold as an investment at a freehold price of £135,000 exclusive, reflecting a 8.44% gross yield.

## Accommodation (Net Internal Area\*)

Ground Floor Retail	340 SQ FT	31.59 SQ M
<b>Total</b>	<b>340 SQ FT</b>	<b>31.59 SQ M</b>

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

EPC: D - 95

**Business Rates:** The rateable value is £11,200. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

HANNAH NIVEN

07425 244 396 [hannah.niven@eddisons.com](mailto:hannah.niven@eddisons.com)

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.