

**DUNCAN  
WELCH & CO**

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*Duncan Welch & Co Ltd  
Peterson House  
2a Tennyson Rd  
Luton  
Bedfordshire  
LU1 3RT*

**24 WEST STREET  
DUNSTABLE  
BEDFORDSHIRE  
LU6 1SX**

**SELF CONTAINED GRADE II LISTED OFFICE BUILDING WITH  
LARGE CAR PARK & GARAGE AT REAR  
2988 SQ FT (277.6M<sup>2</sup>) + BASEMENT  
FOR SALE FREEHOLD  
POSSIBLE CONVERSION / DEVELOPMENT POTENTIAL  
(SUBJECT TO PLANNING)**



## **LOCATION**

The property is located in Dunstable Town Centre, in West Street, close to its junction with Matthew Street.

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) That 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 are believed to be correct, but any intending purchasers or tenants 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 Duncan Welch & co has any authority to make or give any representation or warranty whatsoever in relation to this property. Price and Rent may be subject to VAT and prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

## DESCRIPTION

The property comprises a two storey Grade II Listed Building and a part single storey extension that until recently was in full use as professional offices. Cellular Office accommodation is arranged on ground and first floors, with basement storage.

The offices are supported by the usual amenities including a kitchen and w.c.'s. A courtyard garden area is also located to the rear of the office accommodation.



There is a large, enclosed car parking area at the rear of the buildings, which is accessed from Matthew Street.

The car park has a tarmaced surface and can accommodate around 20 plus cars. In addition is a large single storey lock up garage/store.

**SIZE**                      **Ground + First Floor Offices = 2,988 sq ft (277.6m<sup>2</sup>)**  
                                    **Rear Car Park                                      = 5,000 sq ft (465m<sup>2</sup>) approx..**

## TENURE & PRICE

The property is of freehold tenure and is being sold with full vacant possession. Offers in excess of **£620.000** (Six Hundred & Twenty Thousand Pounds).

## VAT

We are advised that VAT is not applicable in this instance.

## BUSINESS RATES

The premises have a current rateable value (RV) of £24,250 from 01/04/23

**VIEWING** By appointment via sole agent:

**DUNCAN WELCH & COMPANY**

**01582 - 725302**

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