

5.02m x 2.33m (16'6 x 7'8)
floor area 11.6 sqm (126 sqft)
Door entry width 2.16m (7'1)

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 01908 030127 F: 01604 232627
<https://www.auctionhouse.co.uk/bedsandbucks>



Garage at, Victoria Street, Dunstable, LU6 3BB



For Auction, GUIDE £10,000+

**** SOLD SUCCESSFULLY BY AUCTION HOUSE BEDS & BUCKS ****

A freehold garage located in Central Dunstable. Ideal for storage or keeping a classic vehicle. This well kept garage could be the ideal solution to your storage or parking needs! The garage also has the benefit of room to park a car in front of the garage without affecting access to the site or other garages, effectively offering a parking space and garage storage. If you are a local homeowner, this would be a great purchase to add value to your existing home as well as the benefit of having your own private parking. Garages such as this may also be let out and usually provide around a 8-10 % yield with no utility bills or council rates applicable. Please call us now to find out more or inspect this rarely available lot.

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GARAGE

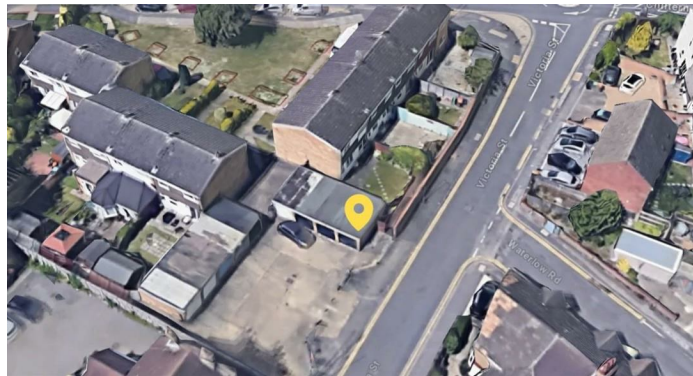
16'6 x 7'8

Brick built with felt flat roof and up and over metal door. With access to garage via forecourt with space to park one average size car in front of garage without blocking any access to the forecourt or other garages. Garage door width is approximately 7'1 or 2.16m with 11.6sqm or 126 sqft of space inside.



SITUATION

Access via Victoria street. There are security bollards to prevent unwanted parking and with the position of the garage there is room to park one car in front of the garage without causing nuisance, hence there is a facility of parking for two cars with use of this area and the garage.



LOCATION

Situated at the start of Victoria Street, in central Dunstable, close to the A505 and High Street. Very well positioned for access to local amenities.



SERVICES

No connected utilities.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMIN FEE

The purchaser will be required to pay an administration charge of £480 (£400 plus VAT).

BUYERS PREMIUM

The purchaser will be required to pay a buyers premium charge of £600 (£500 plus VAT)

HOW TO GET THERE

From Dunstable High Street follow on to the A505 and turn left into Chiltern Avenue and 1st left in to Victoria Street. The garage will be approx 100 yards on your right and is the 1st garage and at the end of the block.

DOISA

For further information on viewing call 01908 030127