





Union Street

Dunstable, LU6 1EX

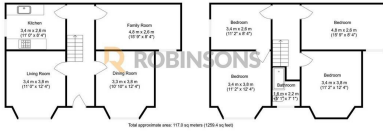
£850,000

- INVESTMENT OPPORTUNITY
- STANDOUT CHOICE FOR SAVVY INVESTORS
- POTENTIAL FOR HIGH RETURNS
- PRIVATE EQUITY INVESTORS
- DIVERSE AND STABLE REVENUE STREAM
- MIXED-USE COMMERCIAL AND RESIDENTIAL
- VERSATILE MIXED-USE
- VARIETY OF TENANT TYPES AND USES
- POTENTIAL FOR PROFITABILITY
- ALL SUBJECT TO PLANNING APPROVAL/APPLICATIONS

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Floor Plan

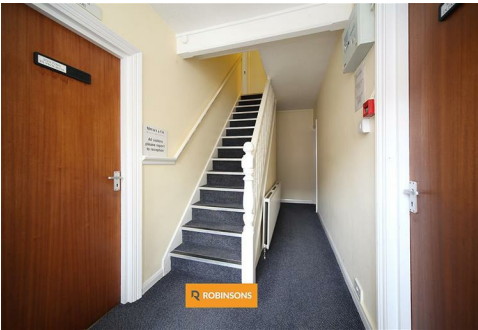
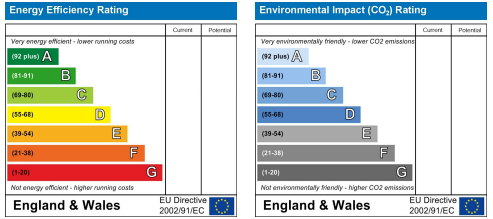


Floorplan produced by Woodside Photography
 Floorplan is for illustration purposes only and all measurements are approximate

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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