



## Ground rent investment

Albion Street & Edward Street, Dunstable Luton  
LU6 1SA & LU6 1HF



# FOR SALE – GROUND RENT INVESTMENT



Dunstable, Luton



Attractive, recently converted residential apartments with new newly formed ground rents available to purchase in the busy and popular secondary town centre position on Edward Street and Albion Street, Dunstable.

Summary:

- Excellent location
- Investment opportunity



## Key features



Ground rent investment



For Sale



Available now



Guide Price - £18,000



## Location

Dunstable is a market town in Bedfordshire, 30 miles north of London.

There are several large supermarkets in the town along with the usual range of high street stores. The Grove Theatre is the town's premier arts centre where national and local productions take place regularly.

Transport links: The A5 trunk road runs north to south through the heart of the town. The M1 motorway is located east of the town in Luton.

Bus services run to Leighton Buzzard, Aylesbury, Luton, Harpenden, St Albans and Milton Keynes. The town is 5 miles from Luton, which provides fast rail links to central London via the guided bus link.

## Tenures

See schedule overleaf

## VAT

It is understood that no VAT is payable on this sale. All prices are stated exclusive of VAT under the Finance Act 1989. Accordingly interested parties are advised to consult their professional advisors as to their liabilities, if any.



For further info please contact:



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# FOR SALE – GROUND RENT INVESTMENT

Address	Lease Term	Rent (£ / Annum)
Flat 1 Borough House, 24 Albion Street Dunstable LU6 1SA	01.12.2013 for 125 years	£150 for the first 25 years of the term then rising in £300 for the second 25 years then £600 for the third 25 years, £1200 for the fourth 45 years and thereafter £2,400 for the remainder of the term.
Flat 2 Borough House, 24 Albion Street Dunstable LU6 1SA	01.12.2013 for 999 years	£150 for the first 25 years of the term then rising in £500 increments every 25 years up to £1,500
Flat 2A Edward Street Dunstable LU6 1HF	01.12.2013 for 999 years	£250 for the first 50 years of the terms and thereafter the rent shall increase at the expiry of each period of 50 years by the sum of £250 per annum
Flat 2B Edward Street Dunstable LU6 1HF	01.12.2013 for 999 years	£250 for the first 50 years of the terms and thereafter the rent shall increase at the expiry of each period of 50 years by the sum of £250 per annum
<b>Starting Income (per annum)</b>		<b>£800</b>