

# FOR SALE – Town Centre Investment With Future Development Potential (subject to planning)



**8 St Loyes Street, Bedford, MK40 1EP**

**2,875 SqFt (267.26 SqM)**

**£325,00 Exclusive**

- Income Producing
- Separate Access To Upper Floors
- Town Centre Location

## Location

The premises are located on St Loyes Street Bedford to the north periphery of Bedford's main shopping district and close to the junction of Harpur Street and Lime Street.

The surrounding area has a mix of occupiers with national retailers such as B & M, Burger King and Boots along with a multitude of local independent retailers and caterers.

St Loyes Street provides on road parking with disabled and short stay bays and multi storey parking is available at nearby Allhallows and Lurke Street car parks.

The property benefits from quick access to both the A6 and A428 with the A421 situated to the south of the town which links J13 of the M1 motorway and A1 at the Black Cat roundabout.

## Description

The property is a mid terrace three storey retail/office premises with retail frontage and pedestrian access to the front and rear pedestrian access to Dane Street.

The ground floor is mostly open plan with kitchen and wc facilities and provide access to the basement storage area.

There is a separate access door to the front providing access to the upper floors which provides office space across separate open plan and private offices.

Separate access to upper floors, offering development potential STPP. Planning consent was approved in 1999 for conversion of upper floors to 2 flats.

## Terms

The premises are to be sold on a freehold basis at offers in the region of £325,000 exclusive.

1<sup>st</sup> Choice Recruitment have been tenants since 25 October 2005 and have 5 other offices in the UK and Bedford is their head office location.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Tenancies

The property is currently let to First Choice Recruitment Limited for a term of 5 years from 16/12/22.

The passing rent of £24,000 per annum is fixed for the duration of the term.

A copy of the lease can be provided upon request.

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Ground Floor	97.36	1,048
First Floor	94.33	1,015
Second Floor	38.37	413
Basement	37.2	400
<b>Total</b>	<b>267.26</b>	<b>2,875</b>

Areas quoted are approximate and should not be held as 100% accurate.

## Business Rates

Rateable Value – £19,500

Interested parties are advised to contact the relevant Local Authority.

## EPC

D-91

## Viewings

For viewings and further information please contact:

### Nathan George

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### Joshua Parello

01234 982019

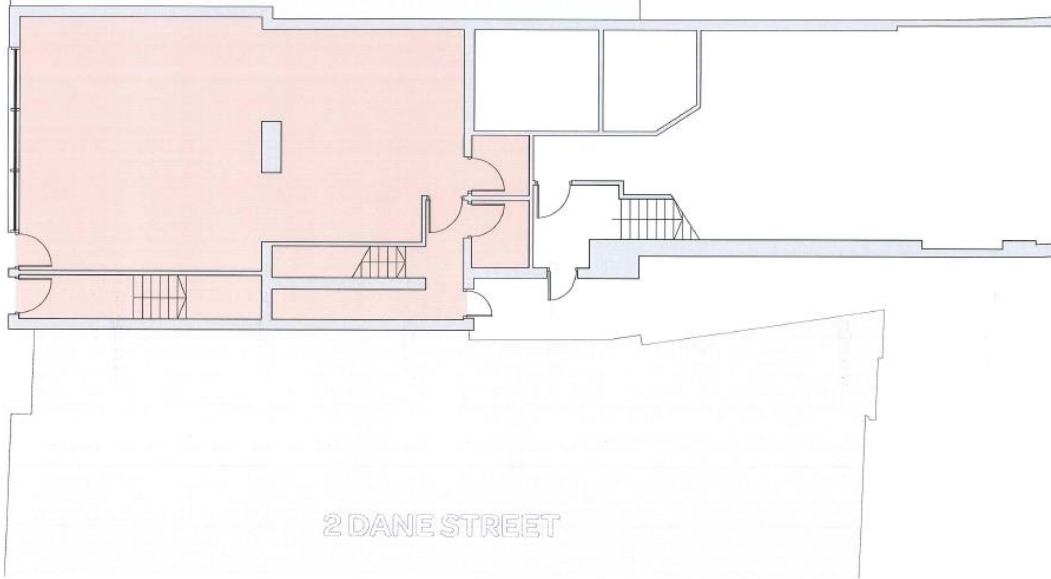
[joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

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ST LOYES STREET

6 ST LOYES STREET

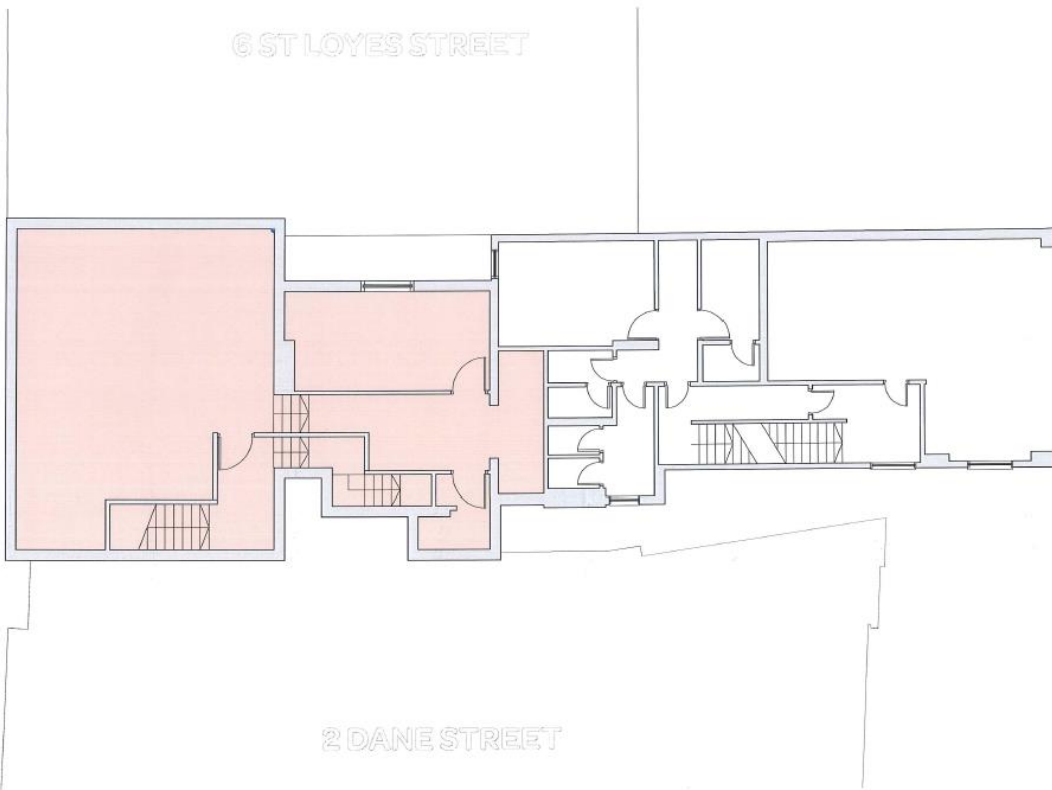


2 DANE STREET

<p>notes:</p> <p><b>General notes:</b></p> <ol style="list-style-type: none"> <li>1. Do not scale drawings. Dimensions govern.</li> <li>2. All dimensions are in millimeters unless noted otherwise.</li> <li>3. All dimensions shall be verified on site before proceeding with the work.</li> <li>4. Square Feet Architects shall be notified in writing of any discrepancies.</li> </ol> <p><b>Party Wall Act 1996:</b></p> <p>Note: If the project progresses onto site without the involvement of Square Feet Architects the Client must seek advice prior to commencement of the planned works as detailed on the drawings to establish whether the works fall within the scope of the Act which requires adjoining property owners to be served with a statutory notice.</p>	<p><b>C.D.M. Regulations 2015:</b></p> <p>These drawings have been produced for the purpose of applying for Planning and Building Regulations only. If the project progresses on to site without the involvement of Square Feet Architects, the client and contractor must ensure that they fulfil the duties in respect of the Construction (Design and Management) Regulations 2015. If advice is required please do not hesitate to contact Square Feet Architects.</p>	<p>DEMISE OF 8 ST LOYES STREET</p> <p>DEMISE OF 9 CHURCH ARCADE</p>	<p>revision:</p> <p>* 2017.2017 - As Built Drawing Set</p>	 <p><b>SQUARE FEET ARCHITECTS</b></p> <p>A : 8a Baynes Place, London NW3 5BH  T : 0207 431 4000  E : studio@squarefeetarchitects.co.uk  W : www.squarefeetarchitects.co.uk</p>	<p>drawing title:</p> <p><b>EXISTING GROUND FLOOR PLAN</b></p>
			<p>client:</p> <p>Vision Property Holding</p> <p>project:</p> <p><b>8 St Loyes Street</b></p> <p>date:</p> <p>November 2017</p> <p>scale:</p> <p>1:100@A3</p> <p>drawing number:</p> <p>1535_L_700</p> <p>revision:</p> <p>*</p>		

ST LOYES STREET

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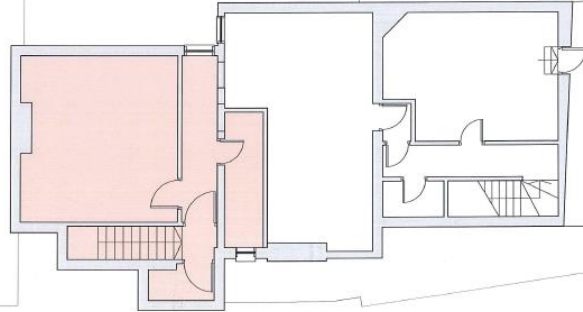


2 DANE STREET

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			<p>client:</p> <p>Vision Property Holding</p> <p>project:</p> <p><b>8 St Loyes Street</b></p> <p>date:</p> <p>November 2017</p> <p>scale:</p> <p>1:100@A3</p> <p>drawing number:</p> <p>1535_L_701</p> <p>revision:</p> <p>*</p>		

ST LOYES STREET

6 ST LOYES STREET



2 DANE STREET

**Notes**

**General notes:**

1. Check local planning, Discretionary govern.
2. All dimensions are in millimeters unless noted otherwise.
3. All dimensions are subject to verification before proceeding with the work.
4. Square Feet Architects shall be notified in writing of any discrepancies.

**Party Wall Act 1996:**

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**C.M. Regulations 2015:**

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DEMISE OF 8 ST LOYES STREET  
DEMISE OF 9 CHURCH ARCADE

**Revisions**

- \* 2018.2017 - As Built Drawing Set



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**Drawing title:**

EXISTING SECOND FLOOR PLAN

**client:**

Vision Property Holding

**project:**

8 St Loyes Street

**date:**

November 2017

**scale:**

1:1000BA3

**drawing number:**

1535\_L\_702

**revision:**

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