

INVESTMENT FOR SALE



52 Harrowden Road
Bedford
Bedfordshire,
MK42 0SP

Industrial Investment Opportunity

25,509 sq. ft (2,369.84 m²) excl. residential

- Development Potential STPP.
- Fully Let.
- Excellent Connectivity.
- Asset Management Potential.
- 6.5% Gross Yield

Location

Harrowden Road in Bedford is a well-connected location, offering convenient access to major road and transport networks. Situated to the southeast of Bedford town centre, it is close to the A421, which provides a direct route to the M1 motorway to the west and the A1 to the east. These major routes connect Bedford to key destinations such as Milton Keynes, London, and Cambridge, making Harrowden Road an attractive location for business and commuters alike.

Additionally, Bedford Railway Station is just a short drive away, offering regular services to London St Pancras, making it an ideal spot for those needing to travel to the capital. The area is also served by local bus routes enhancing connectivity within Bedford and surrounding areas. This combination of road and rail links, ensures that Harrowden Road is well-positioned for both local and regional access, making it a desirable location for residential and commercial purposes.

Terms

The premises are to be sold on a freehold basis for **£2,500,000 exclusive**.

VAT

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

Business Rates

Rateable Values as follows:

Former Bakery	£16,250
CPP Service Centre	£ 7,700
MOT & Service Centre	£ 8,300
Office at Bakery	£ 3,750
Warehouse at 52	£88,500

The residential element has a council tax band of A.

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Description

This industrial property offers a solid investment opportunity with a total of 25,509 sq. ft. of space on a 1.67-acre plot. The investment is made up of three main buildings accommodating 3 commercial tenants, with one residential unit at first floor level of the central block.

The property is located in a well-established industrial area with great access and visibility. Currently, the property generates an annual income of £163,770, secured by long-term leases with reliable tenants.

Additionally, the sale includes a plot of land that could be suitable for further development, subject to planning.

Viewings

For further details please contact;

Joshua Parello

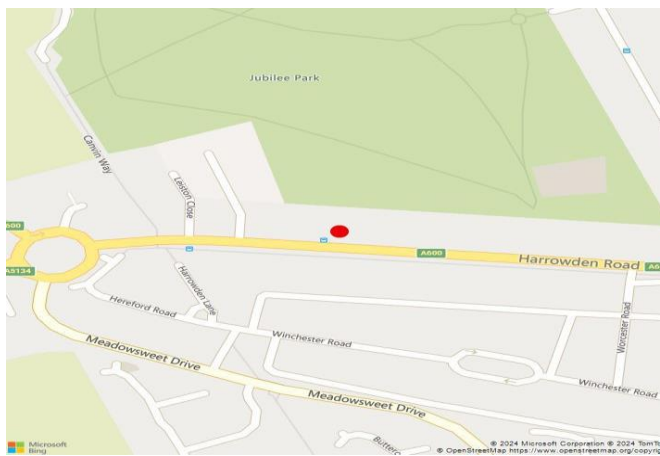
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Schedule of Tenancies

<u>Description</u>	<u>Tenant</u>	<u>Lease Begins / Lease Term</u>	<u>Next Review</u>	<u>Next Break</u>	<u>Lease Expiry</u>	<u>Rent pa. (£)</u>	<u>Current Rent Per Sqft, Sqm</u>	<u>Floor Areas Sqft, Sqm</u>	<u>Outside LL/Ten Act</u>
(Former Bakery)	Allen BJJ Limited (Allen BJJ) Co No: 15765731.	15/08/2024 10-years	15/08/2029 5-years (open market)	14/08/2029 Mutual	14/08/2034	£32,500	£8.54 / Sqft £91.96 / Sqm	3,804 Sqft 353.40 Sqm	Yes
MOT & Garage Premises	Harrowden Road MOT & Service Centre Ltd. Co No: 08824443.	24/07/2019 10-years	24/07/2025		23/07/2029	£18,000	£6.19 / Sqft £66.69 / Sqm	2,910 Sqft 270.33 Sqm	Yes
Continental Fine Foods Warehouse	Skoulikas Bedford Limited Co No: 02485291.	07/07/2021 10-years	07/07/2026	06/07/2026 (subject to penalty)	06/07/2031	£103,370	£5.50 / Sqft £59.20 / Sqm	18,795 Sqft 1,764 Sqm	Yes
1 st Floor Flat		AST Agreement				£9,900			No
Totals						£163,770		25,509 Sqft 2,369.84 Sqm	