

FOR SALE

>D KirkbyDiamond



148 & 148A London Road
Bedford
MK42 0PR

Mixed Use Investment
1,431 (132.83 Sq M)

- Off Road Parking & Garden
- Ground Floor Let On 5 Year Lease
- Separate Two Bedroom Apartment
- Potential For Further Development

Location

The property occupies a highly visible corner plot on London Road (A600) Bedford, approximately 1 mile south from the town centre and within easy access of the A421 Bedford Bypass.

Description

The property comprises ground floor retail unit with separate first floor two bedroom apartment, off road parking to the front and side with garage and garden to the rear.

The ground floor is currently leased to Piper & Eve Bridal Ltd for a term of 5 years from 01st September 2023 at a passing rent of £15,000 per annum. The lease is contracted outside of the Landlord & Tenant Act in respect of Sections 24 – 28 and is drafted on full repairing and insuring terms. A copy of the lease can be provided upon request.

The first floor is let by way of an assured shorthold tenancy agreement at a current rent of £975 per month (£11,700 per annum).

The corner plot provides potential to extend and build additional accommodation to the rear of the property. Planning consent under application number 23/00272/FUL has been granted for the erection of a block of two apartments at rear. For more information please speak to the agent with regards to future development of the site.

Terms

The premises are to be sold freehold at offers in excess of £375,000 exclusive.

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VAT

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

NIA – Net Internal Area

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Sq M	Sq Ft
Ground Floor	78.9	850
First Floor	53.93	581
Total	132.83	1,431

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

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

Business Rates

The commercial element of the property has a current rateable of £4,750.

Interested parties are advised to contact the relevant Local Authority or seek their own advice. Small business rates relief may be applicable subject to status and application.



EPC(s)

Ground Floor D-93

First Floor D-60

Viewings

Strictly by appointment only.

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