

# FOR SALE

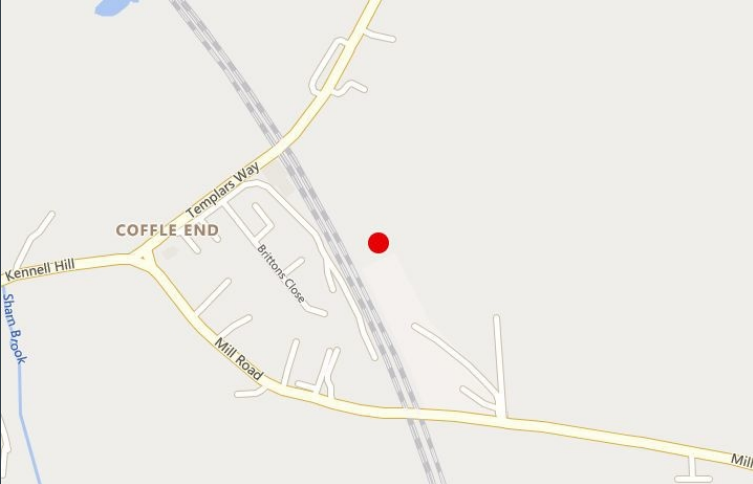
1,317 Sq Ft (122.35 Sq M)

- › Let for a term of 5 years from 01/08/24
- › Income producing at £16,250 pax
- › Parking & external areas
- › Sought after location



## The Engine Shed

The Embankment, Station Road, Sharnbrook, Bedford, MK44 1PU



## LOCATION

- The building is located within a small mixed use commercial property estate in Sharnbrook
- This popular north Bedfordshire village is approximately 9 miles north of Bedford adjacent to the A6
- The village is earmarked for expansion with planning permission granted for approximately 500 new homes with new primary school and community hub

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Google Maps

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## DESCRIPTION

- A detached brick built period building constructed originally as a train engine shed and converted for offices/leisure use more recently
- The property is currently fitted out as a gym/fitness studio and comprises open plan reception and studio area, with kitchen and wc facilities
- Furthermore, there is a separate office/storage room, a rear court yard and parking to the front and side
- Currently let to Off The Shelf Technology Ltd for a term of 5 years from 1st August 2024 at a passing rent of £16,250 per annum

## TERMS

The premises are to be sold on a freehold basis at offers in excess of £210,000 exclusive.



## ACCOMMODATION

Total	122.35 SQ M	1,317 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-86

**Business Rates:** The Rateable Value is £14,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:

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