

FOR SALE

1,711 Sq Ft (158.95 Sq M)

- Established Commercial Environment.
- Good Local Amenities and Transport Links.
- Versatile Open-Plan Layout plus 2 Individual Offices.
- Electric Roller Shutter.
- Kitchen and WC Facilities.



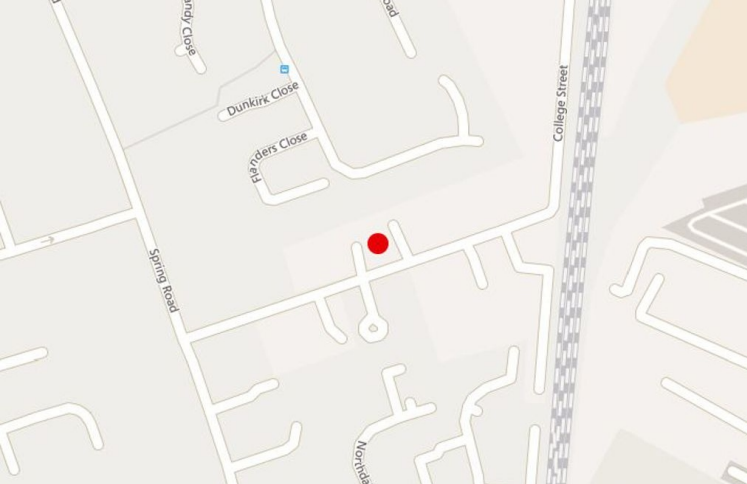
20 College Street
Kempston, Bedford, MK42 8LU

>D KirkbyDiamond

Contact: Diccon Brearley or Charlotte Beard

Tel: 01234 905128

kirkbydiamond.co.uk



LOCATION

- The property is well-situated in a mixed-use area of Kempston, benefiting from good local amenities, transport links and an established commercial environment.
- College Street hosts a mix of garages, motor repair shops, tyre specialists, metal fabricators, electronics providers, event planners, and fitness centres.
- Excellent road links to the A421 and via that dual carriageway, to the M1 at J13 and and A1 at The Black Cat Roundabout.

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DESCRIPTION

- The property comprises of an established mid terraced industrial/storage unit constructed during the early to mid 1980's of steel portal frame with brick and block lower elevations and a profiled steel upper elevation beneath a pitched roof.
- Internally the ground floor currently serves as the main customer-facing retail space, offering a versatile open-plan layout with electric roller shutters.
- The first-floor mezzanine accommodates two individual offices and a general storage area, making it ideal for a business requiring both office and industrial space.
- The property is well-situated in a mixed-use area of Kempston, benefiting from good local amenities, transport links, and an established commercial environment.

TERMS

The premises are to be sold on a freehold basis at a quoting price of £190,000 exclusive. VAT is not payable.

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ACCOMMODATION

Ground Floor	80.27 SQ M	864 SQ FT
Mezzanine Floor	78.69 SQ M	847 SQ FT
Total	158.95 SQ M	1,711 SQ FT

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

EPC: TBA

Business Rates: The Rateable Value is £8,600 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: We are informed that service charge is not payable.

CONTACT:

➤ **DICCON BREARLEY**
[07896 086 291 diccon.brearley@kirkbydiamond.co.uk](mailto:07896 086 291_diccon.brearley@kirkbydiamond.co.uk)

➤ **CHARLOTTE BEARD**
[07990 048182 charlotte.beard@kirkbydiamond.co.uk](mailto:07990 048182_charlotte.beard@kirkbydiamond.co.uk)