

FOR SALE

2,312 Sq Ft (214.78 Sq M)

- Vacant Possession
- Planning Consent Granted For Redevelopment
- Close To Bedford Town Centre
- Also Suitable For Continued Office / Retail Use



70A Tavistock Street

Bedford, MK40 2RP



**Kirkby
Diamond**

Part of **Eddisons**

Contact: Nathan George or Joshua Parello

Tel: 01234 905128

kirkbydiamond.co.uk



LOCATION

- The premises are located to the north of the town centre on the corner of Tavistock Street and Adelaide Square
- Walking distance of the town centre and approximately 1 mile from Bedford Train Station
- Fronting on to the A6 and also benefiting from quick access to the A428

 what3words

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 Google Maps

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DESCRIPTION

- A substantial period property currently used as offices and arranged over three floors comprising two office rooms, a kitchen and toilets to the ground floor and a range of office rooms and additional wc across the first and second floors. Furthermore there is a large basement and loft storage room
- Planning consent granted for conversion of the first and second floor to residential retaining the ground floor as commercial. See Bedford Borough Planning Portal and use application number 24/00609/CPNMA for further detail
- Additional benefits include recently replaced with UPVC double glazed windows, gas to radiator heating system and a courtyard rear garden

TERMS

The property is to be sold freehold with vacant possession at an asking price of £365,000 exclusive of VAT

ACCOMMODATION

Ground Floor	92.62 SQ M	997 SQ FT
First Floor	67.35 SQ M	725 SQ FT
Second Floor	54.81 SQ M	590 SQ FT
Basement	44.96 SQ M	484 SQ FT
Loft Storage	28.33 SQ M	305 SQ FT
Total	214.78 SQ M	2,312 SQ FT

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

EPC: C 71

CONTACT:

 **NATHAN GEORGE**
 07741 261890 nathan.george@kirkbydiamond.co.uk

 **JOSHUA PARELLO**
 07951 613205 joshua.parello@kirkbydiamond.co.uk