

FOR SALE/TO LET

1,566 Sq Ft (145.48 Sq M)

- › A mixed use property comprising ground floor commercial unit with self contained residential flat across the upper floors.
- › Open Plan Retail Area Fitted Out as a Restaurant/Café
- › Vacant 2 Bedroom First Floor Flat when Purchasing the Freehold



38 Newnham Street

Bedford, MK40 3JR

Contact: Nathan George
Tel: 01234 905128
eddisons.com





Location

- The premises are located on Newnham Street close to Bedford High Street
- There is a presence of strong footfall on Newnham Street from the surrounding and popular residential area, Castle Quarter.
- It offers excellent transport links via the A6, A421, and M1
- Direct train services to London St Pancras International in under an hour

 what3words
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Description

- The commercial element of the property is fitted out as a restaurant / café and the layout includes a large kitchen area, a primary customer seating space, and an additional seating area to the rear.
- There are WC facilities, along with separate storage and rear access.
- The residential accommodation is accessed via external stairs at the rear of the property. The flat includes two bedrooms, a family bathroom, and a kitchen/living/dining area and a large reception room located on the second floor.

Terms

The premises are to be sold on a freehold basis at offers in excess of £450,000 exclusive. VAT is not payable.

The premises are to be let on FRI lease for a term to be agreed at a rent of £20,000 per annum exclusive.

Accommodation

Commercial Ground Floor	86.3 SQ M	929 SQ FT
Residential First Floor Flat	59.27 SQ M	638 SQ FT
Total	145.48 SQ M	1,566 SQ FT

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

EPC: Commercial C-65
Residential E-53

Business Rates: The rateable value is £10,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

NATHAN GEORGE
[07741 261890 nathan.george@eddisons.com](mailto:nathan.george@eddisons.com)