FOR SALE

967 Sq Ft (89.83 Sq M)

- Town centre mixed use investment
- Income producing with potential to increase rental income
- Ground floor commercial unit and first floor apartment
- New shop front recently installed



97 High Street

Bedford, MK40 1NE

Contact: Joshua Parello or Nathan George
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eddisons.com

BTG Eddisons







Location

- The property is located on Bedford High Street which forms part of the A6 and is one of the main roads running through the town north to south.
- The High Street benefits from high levels of footfall and nearby occupiers include a range of national and independent retailers.
- The property is also within walking distance of the bus station, train station and town centre car parks

what3words
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Google Maps
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Description

- Available to purchase freehold, this mixed use town centre investment comprises ground floor retail unit currently let at a passing rent of £10,200 per annum. The commercial tenant has been a longstanding occupier of the premises since the 80's.
- The first floor flat has its own entrance from the High Street and comprise entrance hall, open plan living / dining / kitchen and double bedroom with ensuite. The flat is currently producing a rental income of £750 per month and the tenant has an assured shorthold tenancy agreement.
- We are of the opinion that both elements are currently under rented and uplifts to the current market rent will be possible at the next renewals.
- The second floor flat has been sold of as a long leasehold interest.

Terms

Available to purchase freehold at offers in the region of £295,000 exclusive.

Accommodation

Total	**89.83 SQ M**	**967 SQ FT**

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

EPC: The property has an EPC rating of D - 83

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