

FOR SALE

1,194 Sq Ft (110.92 Sq M)

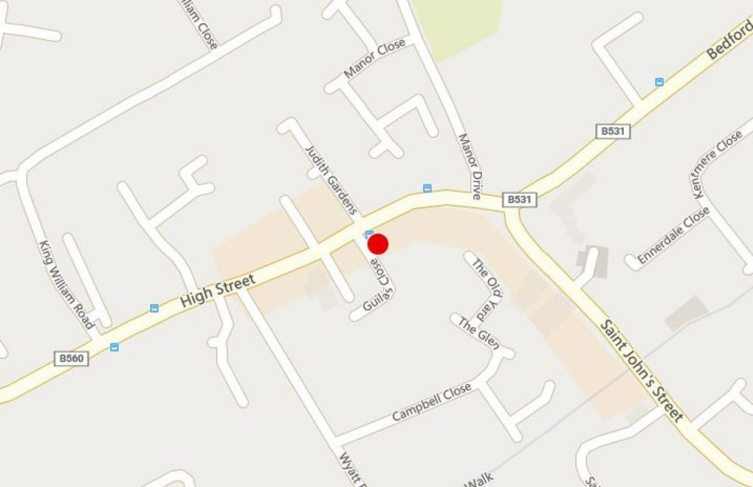
- › Freehold mixed-use property
- › Ground floor retail unit with prominent frontage
- › Self-contained two-bedroom flat
- › Potential investment or owner-occupier opportunity
- › Private rear garden



61-63 High Street
Kempston, Bedford, MK42 7BT

Contact: Charlotte Beard or Joshua Parelo
Tel: **01234 905128**
eddisons.com





Location

- Located on the High Street in Kempston, which lies just south of Bedford
- It is a central area within the town, providing access to local shops, services, and residential areas
- Excellent road communications via the A421, offering direct links to the A1, M1, Milton Keynes and the wider regional motorway network.



Click here



Description

- Freehold mixed-use property comprising a ground floor retail unit together with a self-contained two-bedroom residential flat, offering an attractive opportunity for investors and owner-occupiers alike.
- Ground floor retail accommodation extending to approximately 29.82 sq m (321 sq ft), suitable for a variety of retail uses.
- Well-presented self-contained residential accommodation arranged separately from the commercial unit, providing privacy and flexibility for occupation or rental purposes.

Terms

The freehold interest is available at a quote price of £450,000. VAT is not payable on the purchase price.



Accommodation (Gross Internal Area*)

Ground Floor Retail	29.82 SQ M	321 SQ FT
Residential Flat	52.67 SQ M	567 SQ FT
Total	110.92 SQ M	1,194 SQ FT

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

EPC: The property has an EPC of E – 50

Business Rates: The rateable value is £5,700. For the rates payable please contact us or www.voa.gov.uk

Contact:

CHARLOTTE BEARD
[07990 048182 charlotte.beard@eddisons.com](mailto:07990_048182_charlotte.beard@eddisons.com)

JOSHUA PARELLO
[07951 613205 joshua.parello@eddisons.com](mailto:07951_613205_joshua.parello@eddisons.com)