

FOR SALE

3,368 Sq Ft (312.89 Sq M)

- › Detached Office Building
- › 13 Parking Spaces
- › Potential For Residential Conversion (subject to planning)
- › Freehold

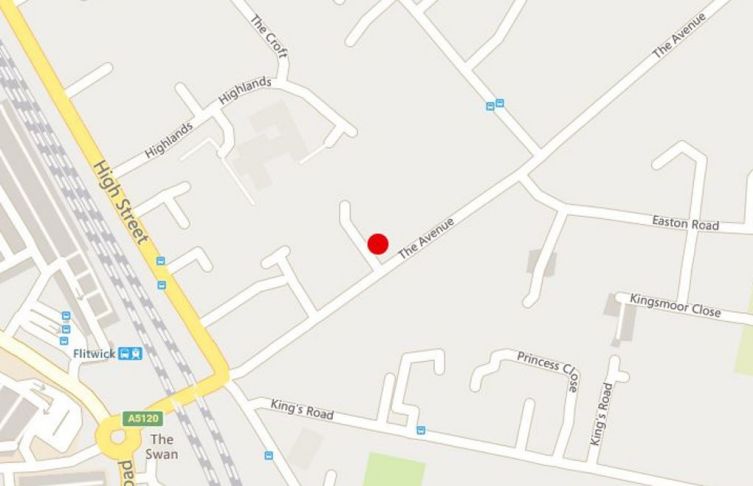


1 The Avenue

Flitwick, Bedford, MK45 1BP

Contact: Nathan George or Joshua Parello
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Location

- The property is located in the centre of Flitwick within walking distance of the train station and local amenities.
- Flitwick is a popular town in south Bedfordshire which has seen significant development in recent years partly due to its excellent rail links to London and proximity to larger towns and cities such as Milton Keynes, Bedford and Luton. The town is surrounded by beautiful countryside and has excellent leisure amenities.
- The neighbouring town of Ampthill is a short drive away and quick access to the M1 is available at Junction 12 approximately 5 miles to the south.

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Google Maps

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Description

- A detached office building extended and improved in recent years. The internal configuration comprises an entrance hall with reception and meeting room plus a range of open plan and private office rooms across the ground and first floors
- Separate WC and kitchen facilities are provided to both floors and the building also benefits from a small basement. Externally there are 13 parking spaces plus a small courtyard garden.
- The property would be suitable for continued office use, or other commercial uses (subject to planning). It also has potential for conversion to residential (subject to planning).

Terms

Offers in the region of £745,000 exclusive. Once a sale is agreed the buyers will be required to provide an undertaking of £2,500 plus VAT to cover the sellers abortive costs in the event that they withdraw from the purchase.



Accommodation (Gross Internal Area*)

Total **312.89 SQ M** **3,368 SQ FT**

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

EPC: C (53)

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