

FOR SALE/TO LET

8,469 Sq Ft

(786.77 Sq M)

- › 33 bed care home in sought after location
- › Potential for conversion to residential or alternative uses (subject to planning)
- › Parking to the front and gardens to the side and rear
- › Sold with vacant possession



Lilibet House

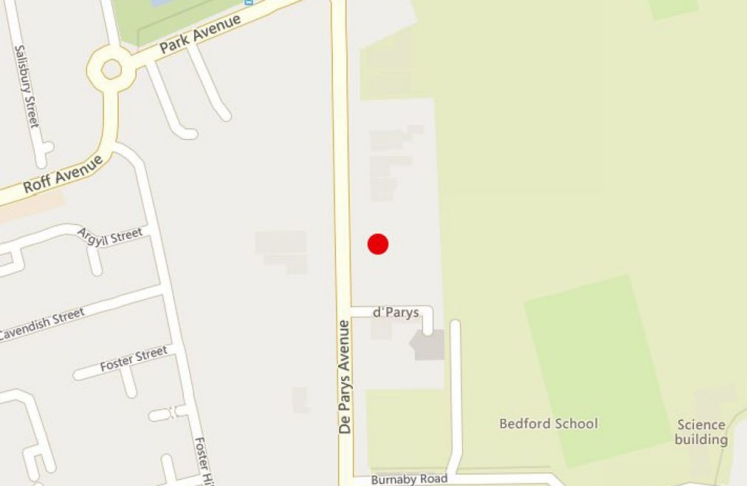
65 De Parys Avenue, Bedford, MK40 2TR

Contact: Nathan George or Diccon Brearley

Tel: **01234 905128**

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Location

- De Parys Avenue is one of the grandest and most recognisable residential roads in Bedford, well known for its large Victorian properties and broad tree lined footpaths.
- The properties on the avenue are predominantly residential, mostly detached or semi detached late Victorian or Edwardian Villas. Some homes remain private individual dwellings whilst others have been converted into apartments and commercial properties.
- Bedford benefits from excellent road and rail links with the A421 to the south linking the A1 to the M1 at Junction 13 and the mainline railway station is under one mile from the property offering direct services to London St Pancras.

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 Google Maps

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Description

- A detached double bay fronted Victorian property with substantial extension to the rear, currently configured as a 33 bed care home but providing potential for conversion and alternative uses (subject to planning).
- The ground floor comprises entrance hall, offices, commercial kitchen, laundry room, lounges, bedrooms and wet rooms. The first floor comprises bedrooms, a dining room and wet rooms. The second floor is mainly bedrooms with a staff room and wet room. There are two internal staircases, an external fire escape staircase and a lift serving all floors.
- Externally there is parking to the front and main garden to the rear overlooking Bedford School playing field.

Terms

Freehold for sale by way of a transfer of a going concern at a quoting price of £2,450,000 exclusive. Or, to lease on a FRI basis for a term to be agreed at an annual rent of £140,000 per annum exclusive.

Accommodation

Ground Floor	335 SQ M	3,606 SQ FT
First Floor	276.38 SQ M	2,975 SQ FT
Second Floor	153.1 SQ M	1,648 SQ FT
Basement	22.3 SQ M	240 SQ FT
Total	786.77 SQ M	8,469 SQ FT

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

EPC: C (63)

Contact:

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