



246 High Street, Clapham Bedford MK41 6BS Asking price £550,000

- Ground floor retail shop
- Spacious 3 bed split level maisonette above
- Prominent High street location
- Parking area to the front

Approximate Distances:

- Bedford - 2.7 miles.
- A6 - 3 miles.
- J13 M1 - 13.2 miles.

Viewings and Further Information:



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246 High Street, Clapham
MK41 6BS

fishergerman.co.uk **For Sale**

Description

The property is a detached building on the busy High Street in Clapham, Bedford. The property consists of a large ground floor, retail shop of approximately 182.3 sq m or 1,962.3 sq feet currently let on a 20 year lease dated 2014 at an annual rent of £18,000 per annum.

The upper floors house a split level, spacious 3 bedroom maisonette currently let on a 6 month short hold tenancy at an annual rent of £11,400.

The residential element consists of an entrance hall, large lounge diner with balcony, a family bathroom, and a refurbished kitchen. A spiral staircase takes you to the second floor landing that leads to 3 double bedrooms and another family bathroom with shower cubicle.

There is a large flat roof area to the rear elevation that has some scope for future residential expansion subject to planning approval.

Floor Area	Sq M	Sq Ft
Retail space	182.3	1,962.3

Services

Mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

Planning

The property has planning consent for A1 and residential use, however it is the proposed tenants responsibility to satisfy themselves that their use is in accordance with this.

Terms

The premises are available for sale freehold at an asking price of £550,000 exclusive of VAT

Business Rates

The property has a current rateable value of £6,000 although it is understood that the figure will increase to £12,500 on April the 1st 2017.

For details of the actual business rates payable and any relief's that may be applicable please contact Bedford Borough Council.

EPC

The property has an Energy Performance Rating of C, a copy of the report is available upon request.

VAT

All prices are stated exclusive of VAT under the Finance Act 1989. Accordingly interested parties are advised to consult their professional advisors as to their liabilities, if any.

Viewing

If you would like to view this property please contact our office to arrange a suitable date and time.

Did You Know?

Fisher German can assist with all commercial property matters, including sales and lettings, valuations, schedules of condition, dilapidations, property management and rating. For further details please telephone 01234 639444

