





## Freehold

101/103 Castle Road, Bedford  
MK40 3QP

-  £650,000 for the Freehold
-  2,561 Sq Ft / 237.92 Sq M
-  Two retail units with further first floor accommodation. The first floor previously comprised two self contained flats, but has been converted to provide a first floor retail space for the bookshop at 103 Castle Road.
-  Each retail unit has a rear store and office, with w.c. facility to first floor. To the rear is a garden area.



For further information  
please contact:

01234 341311

1 Lurke Street Bedford,  
MK40 3TN

## 101/103 Castle Road, Bedford, MK40 3QP

### Location

Castle Road comprises a tertiary commercial area to Bedford town centre surrounded by a large desirable residential area in close proximity to the river and local parks.

### Terms & Tenure

The premises are available freehold at a price of £650,000 exclusive.

### Accommodation

101 Castle Road (Gallery)	Retail	45 sq m	(484 sq ft)
	Office	13.4 sq m	(145 sq ft)
	Rear Office	6.08 sq m	(65 sq ft)
	Rear Store	2.59 sq m	(27 sq ft)

**Total 67.07 sq m (721 sq ft)**

103 Castle Road (Bookshop)	Retail	29.47 sq m	(317 sq ft)
	Rear Store	9.28 sq m	(100 sq ft)
	Office	13.48 sq m	(145 sq ft)

**Total 52.23 sq m (562 sq ft)**

Rear Covered Storage	23.64 sq m	(254 sq ft)
First Floor	95.14 sq m	(1,024 sq ft)

### Rates

Rateable Value	101	£7,000	103	£6,400
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The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

The EPC rating for the property is to follow.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:

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