

Retail Unit

18a Castle Lane, Bedford,
MK40 3US

 For Sale - £119,500 for the Long Leasehold interest

To Let - £7,500 per annum initial rental, rising to
£9,750 per annum from Year 3

 604 sq ft (56.1 sq m)

 Retail premises most recently refurbished and
redecorated, benefitting from open plan retail
floor, W.C. as well as kitchenette.



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Location

Castle Lane has recently undergone extensive regeneration and offers a host of restaurants and bars, and is only a short walk to Bedford picturesque Embankment and the High Street.

The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603

Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed at an initial rental of £7,500 per annum exclusive, rising to £9,750 per annum exclusive from start of Year 3. Alternatively, the long leasehold interest of 999 years is available for sale at £119,500 exclusive.

Accommodation

Approx. Net Internal Area:

Unit 18a: 604 sq ft (56.1 sq m)

For further information
please contact:

01234 341311

1 Lurke Street Bedford,
MK40 3TN

Rates

Rateable Value TBC. 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 183 - Band G

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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