

Retail / Office Unit

16, Castle Lane, Bedford
MK40 3NT

-  £129,000 for the long-leasehold
£10,500 per annum to lease
-  695 Sq Ft / 64.57 Sq M
-  The property is located in the attractive Castle Quay quarter within Bedford town centre. The property is open plan retail unit with further ancillary space to the rear as well as staff toilet.

The property has permission for A1 retail use however, would be suitable for an office user (subject to planning approval).



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Location

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.

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.

Terms & Tenure

The investment can be purchased on a long leasehold interest of 999 years at a figure of £129,000 exclusive or to lease at a rent of £10,500 per annum.

Accommodation

Approx. Net Internal Area:

Retail Floor:	412 sq ft	(38.2 sq m)
Storage:	282 sq ft	(26.2 sq m)
Total:	695 sq ft	(64.5 sq m)

For further information
please contact:

01234 341311

1 Lurke Street Bedford,
MK40 3TN

Rates

Rateable Value £6,800

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 B - 49

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:

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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