




Freehold

95-97 High Street, Kempston,
Bedford, MK42 7BS

 £285,000 exclusive

 1,266 Sq Ft / 117.61 Sq M

 Freehold retail investment premises comprising a Grade II listed two storey building. No.95 comprises ground floor retail premises including a garage used as storage. No.97 comprises retail with first floor ancillary accommodation which benefits from a shower room. Vehicular gated access to side leading to yard area to rear.



95-97 High Street, Kempston, Bedford, MK42 7BS

Location

Kempston is located approximately 3 miles from Bedford and 10 miles from Milton Keynes. Kempston is situated within easy reach of the M1 at junction 13, the A421 and the A1, providing access to London, Cambridge and the North. Kempston benefits from a selection of schools, a large rural park, riverside walks, indoor heated swimming pool, and a range of shops and restaurants.

Terms & Tenure

The property is let on a full repairing and insuring lease to CPJ Field & Co Ltd (trading as Shires Funeral Directors), for a term of 15 years from 28th January 2005 at a current rent of £20,000 per annum, with 5 yearly rent reviews. It is understood that 95 High Street has been sublet to a florist at £10,000 per annum and they have been in occupation for some 12 years.

Tenancy - CPJ Field(www.cpjfield.co.uk) have 38 branches. For the year ending 31st March 2015, CPJ Field & Co. Ltd reported a turnover of £8,208,054, a pre-tax profit of £460,021, a net worth £5,402,091 and shareholders' funds of £6,844,416. (Source: riskdisk.com 18.04.16.)

EPC

The EPC rating for the property is not required as listed building.

For further information
please contact:

01234 341311

1 Lurke Street Bedford,
MK40 3TN

Accommodation

Shop No. 95	Ground Floor Sales	25.75 sq m (277 sq ft)
	Ground Floor Ancillary	28.75 sq m (309 sq ft)
Shop No. 97	Ground Floor Sales	10 sq m (108 sq ft)
	Ground Floor Ancillary	11.1 sq m (119 sq ft)
	First Floor	42.1 sq m (453 sq ft)

Rates

No. 95 Rateable Value £1,775. No. 97 Rateable Value £3,900
The rates payable may be affected by transitional arrangements.
Interested parties should call the local Rating Authority for further advice.

VAT

VAT is not applicable on the purchase of the property.

Costs

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

Viewing

Strictly by appointment only please contact:

Joshua Parello joshua.parello@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

