

Freehold

46-48, Tavistock Street, Bedford MK40 2RD

- £850,000 for the Freehold
- 3,161 Sq Ft / 293.66 Sq M
- A3/A4 restaurant premises with first and second floor residential accommodation located on the corner of Harpur Street & Tavistock Street. Ground & basement floor comprises seating/dining area with a bar and separate w.c. facilities. which is currently let to an independent restaurant user on a 15-year lease with breaks at years 5 & 10, on a rental income of £25,000 per annum.
- The first and second floor comprises of four two-bedroom flats which are currently let out on 6-month Assured Shorthold Tenancy at approximately £600 per calendar month. The premises also benefits from a garden seating area with further outside storage.



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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.

The premises are located on the busy Tavistock Street, close to Bedford town centre and providing one of the main access roads into the High Street. Nearby occupiers include KFC and Sainsbury's Local.

Terms & Tenure

The premises are for sale freehold at £850,000 exclusive.

Accommodation

Approx. Net internal area:

Ground Floor:	147.62 sq m	(1589 sq ft)
Kitchen:	33.07 sq m	(356 sq ft)
Downstairs Bar:	76.3 sq m	(822 sq ft)
Cellar/Storage:	36.53 sq m	(393 sq ft)
Total:	293.64 sq m	(3160 sq ft)

For further information
please contact:

01234 341311

Graylaw House,
21 Goldington Road,
Bedford, MK40 3JY

Rates

Rateable Value £33,000. 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 72 - Band C.

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:

Giles Ferris giles.ferris@stimpsonseves.co.uk

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