

For Sale

36, 38, 40 & 46 Allhallows, Bedford, MK40 1LN

£1,200,000 for the Freehold

An opportunity to purchase this freehold investment of 4 retail units with upper floors in Allhallows, Bedford. All the units are currently let. For further information please contact:

01234 341311

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





36 Allhallows

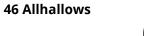


38 Allhallows



The Best Connection

40 Allhallows



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Se Location

Allhallows, Bedford is a pedestrianised area in Bedford which is located right next to the Bedford Bus Station in a busy town centre location. Nearby occupiers include Superdrug, Subway, Greggs, Peacocks, Coral and Paddy Power.

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 investment premises is available for sale freehold at a price of £1.2 million.

STAV 💦

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

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SEPC

The EPC rating for the properties are to be confirmed.

Costs

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

Viewing

Giles Ferris

Strictly by appointment only please contact:

giles.ferris@stimpsonseves.co.uk

Ioanne McGirl ioanne.mcgirl@stimpsonseves.co.uk



Stimpsons Eves is the trading name of Stimpsons Eves Limited Registered in England & Wales. Company Reg. no; 6512125 whose registered address is Sovereign Court, 230 Upper Fifth Street, Central Milton Keynes, MK9 2HR Note: Messrs. Stimpsons Eves for themselves and for vendors or lessons of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchases or lessees, and do not constitute, nor constitute part of, an offer or contract;(ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchases or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Stimpsons Eves has any authority to make or give any representation or warranty whatever in relation to this property.



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Senancy Schedule

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Property Address	Total Size	Floor by Floor	Tenant	Term	<i>Lease Expiry</i>	Rental Income (Per Annum	<i>Rateable Value</i>	Notes
36 Allhallows, Bedford, MK40 1LN	154.3 sq m (1,660 sq ft)	Ground Floor 67.3 sq m (724 sq ft) First Floor 65.7 sq m (707 sq ft) Second Floor 21.3 sq m (229 sq ft)	Countrywide Estate Agents	10 year lease	28th September 2015	£22,350	To be assessed	The tenants have been holding over.
38 Allhallows, Bedford, MK40 1LN	154.3 sq m (1,660 sq ft)	Ground Floor 67.3 sq m (724 sq ft) First Floor 65.7 sq m (707 sq ft) Second Floor 21.3 sq m (229 sq ft)	Your Move Estate Agents	5 year lease	11th August 2024	£22,500	£15,000	
40 Allhallows, Bedford, MK40 1LN	147.6 sq m (1,590 sq ft)	Ground Floor 65.7 sq m (708 sq ft) First Floor 60.1 sq m (647 sq ft) Second Floor 21.8 sq m (235 sq ft)	Sequence UK	10 year lease	25th November 2024	£21,000	£16,750	
46 Allhallows, Bedford, MK40 1LN	111.2 sq m (1,197 sq ft)	Ground Floor 43.2 sq m (465 sq ft) First Floor 44.7 sq m (481 sq ft) Second Floor 23.3 sq m (251 sq ft)	Best Connection Group	5 year lease	27th January 2024	£13,000		Rent review 28th January 2021 not instigated.

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