



## 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.



36 Allhallows



38 Allhallows



40 Allhallows



46 Allhallows

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

### 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.

### VAT

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

For further information  
please contact:

01234 341311

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



### EPC

The EPC rating for the properties are to be confirmed.

### 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](mailto:giles.ferris@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)

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

### Tenancy Schedule

<i>Property Address</i>	<i>Total Size</i>	<i>Floor by Floor</i>	<i>Tenant</i>	<i>Term</i>	<i>Lease Expiry</i>	<i>Rental Income (Per Annum)</i>	<i>Rateable Value</i>	<i>Notes</i>
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	£12,500	Rent review 28th January 2021 not instigated.