

Freehold Investment

**16, 16a, 18 & 18a, Lime Street,
Bedford, MK40 1LD**



£850,000 exclusive



Investment portfolio consisting of four retail premises to the ground floor and ground rents from the upper floor residential apartments.



To the rear of the premises there is gated access to a car park.



For further information
please contact:

01234 341311
Graylaw House,
21 Goldington Road,
Bedford, MK40 3JY

16, 16a, 18 & 18a, Lime Street, Bedford, MK40 1LD

Location

Lime Street is located just off Bedford High Street with direct access to Harpur Street and Bedford's town centre.

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

Property Address	Total Size	Rateable Value	Tenant	Term (Years)	Lease Expiry	Rental Income Per Annum
16 Lime Street, Bedford	2,758 sq ft (256 sq m)	£21,250	Bedfordshire Police	10	18th August 2027	£22,000
16a Lime Street, Bedford	857 sq ft (79.6 sq m)	£12,500	Vaperz	12	4th September 2026	£12,000
18 Lime Street, Bedford	1,123 sq ft (104.34 sq m)	£14,000	Games Workshop	10	25th March 2032	£15,000
18a Lime Street, Bedford	687 sq ft (63.82 sq m)	£11,750	Fishmongers	5	10th August 2025	£11,000
Ground Rents						£5,250
Total Rental Income						£65,250

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:

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