

Mixed Use Freehold For Sale

**Tavistock Street, Bedford
MK40 2RP**



Guide Price £410,000 for the Freehold



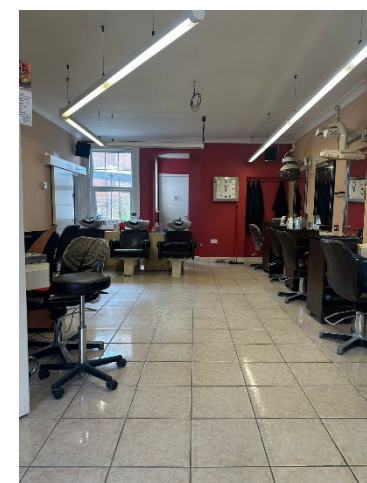
1,745 Sq Ft / 162.11 Sq M



A two-storey mixed-use terraced property comprising a ground floor hair and beauty salon (approx. 939 sq ft GIA) and a spacious three-bedroom flat above, accessed from the rear. Of traditional brick construction, the property includes shared outdoor space and additional rear storage - there is potential for an extension to the property (STP).



Sold with vacant possession, though the flat is currently let on a periodic AST at £700 pcm.





74 Tavistock Street, Bedford, MK40 2RP

Location

Tavistock Street is located in a prominent and busy part of Bedford town centre where there are numerous shops and restaurants.

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 premises are for sale freehold at a figure of £410,000 exclusive.

Accommodation

Ground Floor Retail	31.39 sq m	(338 sq ft)
Ground Floor Retail	48.38 sq m	(521 sq ft)
First Floor 3 Bedroom Flat	77.65 sq m	(806 sq ft)

Total	162.1 sq m	(1,745 sq ft)
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<i>External Storage/Ancillary</i>	<i>7.41 sq m</i>	<i>(80 sq ft)</i>
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For further information
please contact:

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

Rates

Rateable Value £7,600 for ground floor. Council Tax Band B for flat. 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 Band D.

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:

Alisha Fhalora alisha.fhalora@stimpsonseves.co.uk

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