

Investment Property- Including Takeaway & Three Bed Flat



29 Park Road West, Bedford MK41 7SB

1,332 SqFt (123.8 SqM)

£385,000 Exclusive

- **3 Bedroom Flat In A Popular Location**
- **Off Road Parking**
- **Established Take Away Use At Ground Floor**

Location

Park Road West is located within walking distance of the town centre and Bedford train station. Adjacent to Bedford Park and Robinson Pool.

Description

Income producing investment currently trading as a Indian restaurant across ground floor and basement with separately accessed 3 bedroom flat to the first floor and off road parking spaces.

Terms

The freehold is available for £385,000 exclusive.

Ground floor lease is for a 25 year term expiring 27th May 2025 at passing rent of £8,000 per annum exclusive.

First floor flat let by the way of an AST for a term of 1 year at passing rent of £12,000 per annum.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £TBC

Interested parties are advised to contact the relevant Local Authority.

Accommodation

Retail unit providing existing takeaway with 2 parking spaces and a 3 bed flat with separate access.

Viewing is highly recommended to appreciate the property and its potential.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq M	Sq Ft
Basement	16.8	181
Ground Floor	54.0	581
First Floor	53.0	570
Total	123.8	1,332

Areas quoted are approximate and should not be held as 100% accurate.

EPC

TBA

Viewings

For viewings and further information please contact:

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