

INVESTMENT FOR SALE



Units 1-9, 11-13 & 20-24,
106A Bedford Road
Wootton Bedford
MK43 9JB

Incoming Producing
Business / Office Units

9,895 SqFt (919.28)

- Fully Let Investment
- Potential For Future Rental Growth
- Village Location
- Parking

Location

The premises are located on Bedford Road in the north west Bedfordshire village of Wootton.

The estate is situated approximately 4.2 miles from Bedford town centre, 4.3 miles from the main line railway station, only 2.3 miles from a junction of the A421 and 8 miles from J13 of the M1.

Description

Incoming producing commercial property investment comprising of 18 office, storage and light industrial units of a range of sizes with a total of 9 tenants. Individual unit sizes range from 145 sq ft to 1,900 sq ft.

Terms

The premises are to be sold freehold with offers invited in the region of £775,000 exclusive.

VAT

We understand that VAT has been elected. Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction

EPC

TBA

Floor Area (GIA)

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

Accommodation	Sq Ft	Sq M
Total	9,895	919.28

DISCLAIMER

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Accommodation

The industrial estate known as 106A Bedford Road Wootton comprises multiple business units of which 18 are in single ownership and available to purchase.

All are currently let and income producing. There are 9 separate tenants and the current annual rental income is £64,562 per annum exclusive.

We are of the opinion the investment provides future potential for rental growth with a current estimated rental value of £75,000 per annum.

Consideration will be given to selling in smaller lots but the preference is to sell as a whole.

An abbreviated tenancy schedule is attached to interested parties. The majority of the tenancies are short term and most have security of tenure under the 1954 Landlord & Tenant Act. Some tenants are currently 'holding over' and are yet to formally confirm their intention to remain.

Viewings

For further details please contact;

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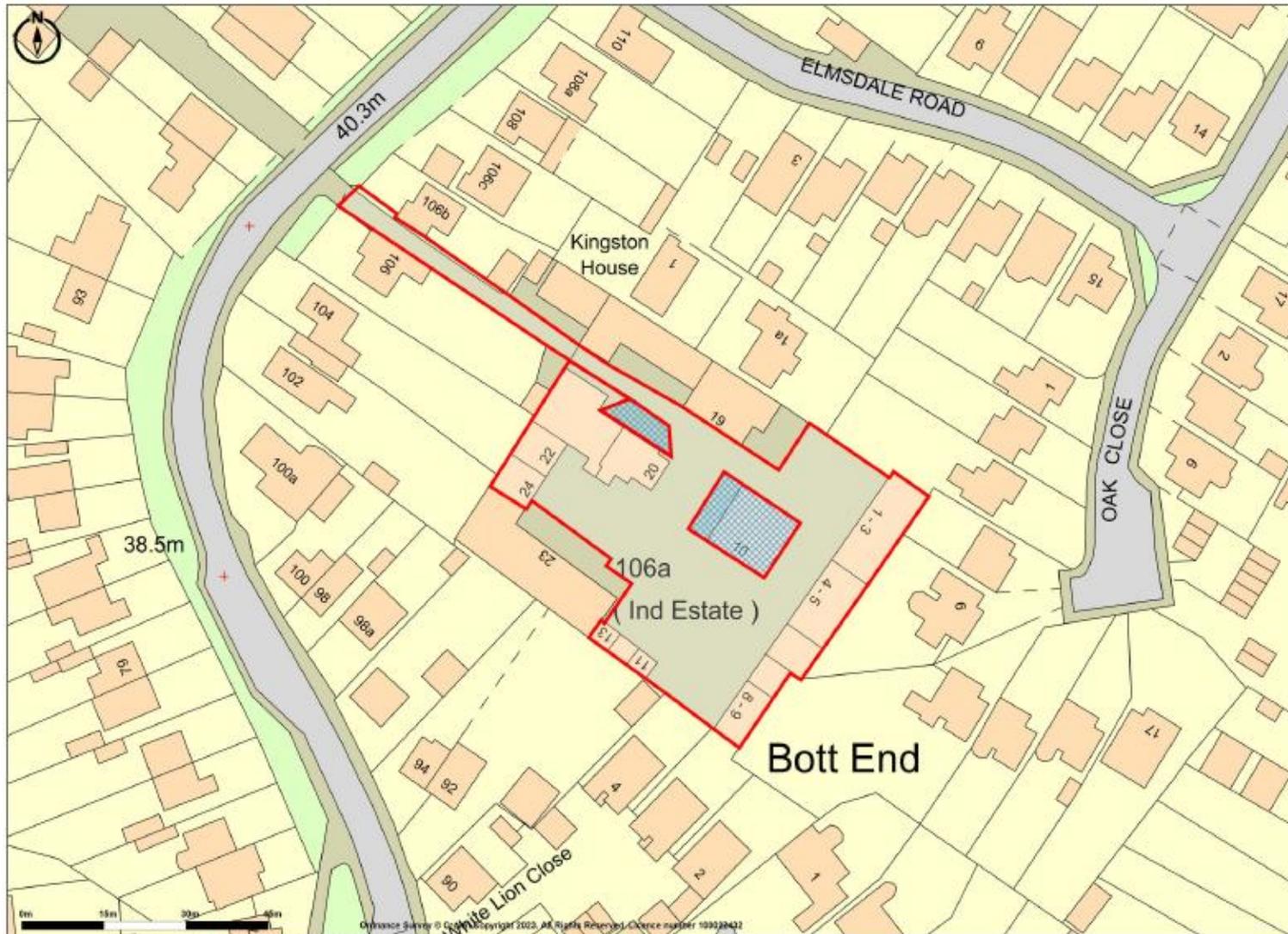
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Units 1 - 9, 11, 12,13, 20, 21 & 22/24 at 106a Bedford Road, Wootton, Bedford, MK43 9JB



Promap
LANDMARK INFORMATION

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Plotted Scale - 1:1250. Paper Size - A4

Unit / Suite	Tenant	Size (sq ft)	Lease Start Date	Lease Term	RV	Comments
Ground Floor Unit 1 (Office)	Individual	742	14/01/25	5 years	awaiting VO assessment	
First Floor Suite 1 (Office)	At Your Side Care Ltd	685	01/04/2024	3 years	awaiting VO assessment	
Suite 2 & 3 (Office)	Beda Homecare Ltd	1,900	10/10/2018	3 years	£9,800	
Units 4 & 5 (Workshop)	Lion Engineering	1,314	TBA	TBA	£7,900	
Unit 6 (Workshop)	Private Individual	506	15/09/2021	3 years	£3,100	Units 6 & 7 are linked and let as a single unit
Unit 7 (Store)	Private Individual	399	01/10/2022	3 years	£3,100	
Units 8 & 9 (Workshop)	Every Care (MK & Beds) Ltd	612	23/09/2013	3 years	£3,500	
Unit 11 (Storage Room)	Fire Response UK Ltd	173			£1,625	
Unit 12 (Storage Room)	EA Design Solutions Ltd	161			£1,500	
Unit 13 (Storage Room)	EA Design Solutions Ltd	145			£1,350	
Unit 20 (Office)	Visual Impact	646	06/12/2013	3 years	£6,000	
Unit 21 (Office)	Chemical Analysis	1,362	05/10/2009	3 years	£9,000	
Units 22 & 24 (Office)	EA Design Solutions Ltd	1,136	29/03/2022	3 years	£9,800	