

FOR SALE

4,198 Sq Ft (389.99 Sq M)

- Income Producing Investment Opportunity
- Tenant's Lease Expiring November 2030
- Rental Income Plus Ground Rent



15 17 & 19 Mill Street

Bedford, MK40 3EU

>D KirkbyDiamond

Contact: Nathan George
Tel: 01234 905128
kirkbydiamond.co.uk



LOCATION

- Located on Mill Street which links with the High Street in Bedford Town Centre
- Highly visible position adjacent to a variety of retailers and office users
- Bedford Train Station approximately 0.5 miles
- Multi storey car parks within walking distance

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Google Maps

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DESCRIPTION

- Income producing ground floor retail units forming part of a town centre site recently developed from office to residential
- The rental income across all three units equates to £50,735 per annum exclusive
- The freeholder also benefits from a ground rent payable by long leaseholders of £3,405 per annum
- The ground rents are subject to increases every 10 years linked to RPI

TERMS

The freehold is offered for sale at a price of £550,000 exclusive

ACCOMMODATION (Net Internal Area*)

15 Mill Street	89 SQ M	958 SQ FT
17 Mill Street	147.99 SQ M	1,593 SQ FT
19 Mill Street	153.01 SQ M	1,647 SQ FT
Total	389.99 SQ M	4,198 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D 98

Business Rates: Available upon request

CONTACT:



NATHAN GEORGE

07741 261890 nathan.george@kirkbydiamond.co.uk