

# 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

/// what3words

///hired.flying.sticky

Google Maps

Click here



## 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
<b>Total</b>	<b>389.99 SQ M</b>	<b>4,198 SQ FT</b>

\*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](mailto:nathan.george@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP