

FOR SALE

1,431 Sq Ft (132.94 Sq M)

- Off Road Parking & Garden
- Ground Floor Let On 5 Year Lease
- Separate Two Bedroom Apartment
- Potential For Development (subject to planning)



148 London Road
Bedford, MK42 0PR

>D KirkbyDiamond

Contact: Joshua Parello or Nathan George

Tel: 01234 905128

kirkbydiamond.co.uk



LOCATION

- The property occupies a highly visible corner plot on London Road (A600) Bedford, approximately 1 mile south from the town centre and within easy access of the A421 Bedford Bypass



Click here



DESCRIPTION

- The property comprises ground floor retail unit with separate first floor two bedroom apartment, off road parking to the front and side with garage and garden to the rear
- The ground floor is currently leased to Piper & Eve Bridal Ltd for a term of 5 years from 01st September 2023 at a passing rent of £15,000 per annum
- The lease is contracted outside of the Landlord & Tenant Act in respect of Sections 24 - 28 and is drafted on full repairing and insuring terms
- A copy of the lease can be provided upon request
- The first floor is let by way of an assured shorthold tenancy agreement at a current rent of £975 per month (£11,700 per annum)

ACCOMMODATION

Ground Floor	78.96 SQ M	850 SQ FT
First Floor	53.97 SQ M	581 SQ FT
Total	132.94 SQ M	1,431 SQ FT

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

EPC: Ground Floor D-93
First Floor D-60

CONTACT:

➤ **JOSHUA PARELLO**
[07951 613 205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

➤ **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