

# FOR SALE

2,875 Sq Ft (267.09 Sq M)

- Income Producing Investment
- Separate Access To Upper Floors
- Town Centre Location



**8 St Loyaes Street**  
**Bedford, MK40 1EP**

**>D KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- The premises are located on St Loya's Street Bedford to the north periphery of Bedford's main shopping district and close to the junction of Harpur Street and Lime Street
- The surrounding area has a mix of occupiers with national retailers such as B & M, Burger King and Boots along with a multitude of local independent retailers and caterers
- St Loya's Street provides on road parking with disabled and short stay bays and multi storey parking is available at nearby Allhallows and Lurke Street car parks
- The property benefits from quick access to both the A6 and A428 with the A421 situated to the south of the town which links J13 of the M1 motorway and A1 at the Black Cat roundabout



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## DESCRIPTION

- The property is a mid terrace three storey retail/office premises with retail frontage and pedestrian access to the front and rear pedestrian access to Dane Street
- The ground floor is mostly open plan with kitchen and wc facilities and provide access to the basement storage area
- There is a separate access door to the front providing access to the upper floors which provides office space across separate open plan and private offices
- Separate access to upper floors, offering development potential STPP
- Planning consent was approved in 1999 for conversion of upper floors to 2 flats

## TERMS

The premises are to be sold on a freehold basis at offers in the region of £325,000 exclusive.

1st Choice Recruitment have been tenants since 25th October 2005.

## ACCOMMODATION

Ground Floor	97.36 SQ M	1,048 SQ FT
First Floor	94.29 SQ M	1,015 SQ FT
Second Floor	38.37 SQ M	413 SQ FT
Basement	37.16 SQ M	400 SQ FT
<b>Total</b>	<b>267.09 SQ M</b>	<b>2,875 SQ FT</b>

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

EPC: D-91

**Business Rates:** The Rateable Value is £19,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:



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