

# FOR SALE

5,372 Sq Ft (499.06 Sq M)

- › Former place of worship
- › Site area extending to approximately 1.3 acres
- › Car park for approximately 100 vehicles
- › Potential for redevelopment (subject to planning)



**38 Barkers Lane**

**Bedford, MK41 9SL**





## LOCATION

- The site is situated to the east of Bedford town centre in a popular and predominately residential area.
- The majority of the site shares boundaries with residential dwellings but is also partially bounded by the grounds of Goldington Green Academy.
- The town centre is approximately 1.5 miles away and the site benefits from easy access to the A421 linking the A1 at the Blackcat Roundabout and the M1 at Junction 13.

 what3words

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 Google Maps

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## DESCRIPTION

- The property comprises a purpose built place of worship constructed in the late 1980's with main hall, lobby, office, porch and wc facilities.
- The main hall has capacity for seating approximately 500 people but could also be suitable for other uses (subject to planning) for example education, medical or childcare. The site could also be suitable for residential redevelopment (subject to planning).

## TERMS

The premises are to be sold unconditionally by way of informal tender at the quoting price of offers over £1,650,000. VAT is not applicable. The closing date for the tender is 5:00pm on the 12th June 2025. Viewings will be via open days only on the following dates and times.

Wednesday 14th May between 11:00am - 1:00pm.  
Wednesday 21st May between 11:00am - 1:00pm.  
Thursday 29th May between 11:00am - 1:00pm.

Tender documents will be provided on the viewing days or by request.

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## ACCOMMODATION (Gross Internal Area\*)

Site Area	0.53 HECTARES	1.3 ACRES
Building	499.06 SQ M	5,372 SQ FT
Total	499.06 SQ M	5,372 SQ FT

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

EPC: Not required.

## CONTACT:

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