FOR SALE

1,566 Sq Ft (145.48 Sq M)

› A mixed use property comprising ground floor commercial unit with self contained residential flat across the upper floors.

› Open Plan Retail Area Fitted Out as a Restaurant/Café

› 2 Bedroom First Floor Flat

› Residential Tenant In Occupation

38 Newnham Street

Bedford, MK40 3JR

Contact: Nathan George or Charlotte Beard

Tel: **01234 905128**

kirkbydiamond.co.uk

KirkbyDiamond

LOCATION

⟩ The premises are located on Newnham Street close to Bedford High Street

⟩ There is a presence of strong footfall on Newnham Street from the surrounding and popular residential area, Castle Quarter.

⟩ It offers excellent transport links via the A6, A421, and M1

⟩ Direct train services to London St Pancras International in under an hour

/// what3words

///moss.needed.invent

Google Maps

Click here

DESCRIPTION

⟩ The commercial element of the property is fitted out as a restaurant / café and the layout includes a large kitchen area, a primary customer seating space, and an additional seating area to the rear.

⟩ There are WC facilities, along with separate storage and rear access.

⟩ The residential accommodation is accessed via external stairs at the rear of the property. The flat includes two bedrooms, a family bathroom, and a kitchen/living/dining area and a large reception room located on the second floor.

TERMS

The premises are to be sold on a freehold basis at offers in excess of £500,000 exclusive. VAT is payable.

ACCOMMODATION

Commercial Ground Floor	**86.3 SQ M**	**929 SQ FT**
Residential First Floor Flat	**59.27 SQ M**	**638 SQ FT**
Total	**145.48 SQ M**	**1,566 SQ FT**

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

EPC: Commercial C-65
Residential E-53

Service Charge: Available upon request

CONTACT:

⟩D **NATHAN GEORGE**
07741 261890 nathan.george@kirkbydiamond.co.uk

⟩D **CHARLOTTE BEARD**
07990 048182 charlotte.beard@kirkbydiamond.co.uk

RICS Regulated by RICS