

FOR SALE

9,895 Sq Ft (919.25 Sq M)

- Fully Let Investment
- Potential For Future Rental Growth
- Village Location
- Parking



106A Bedford Road

Wootton, Bedford, MK43 9JB

>D KirkbyDiamond

Contact: Joshua Parello or Nathan George

Tel: 01234 905128

kirkbydiamond.co.uk



LOCATION

- The premises are located on Bedford Road in the north west Bedfordshire village of Wootton
- The estate is situated approximately approx 4.2 miles from Bedford Town Centre
- Approx 3 miles from the main line railway station
- Approx 2.3 miles from a junction of the A421
- Approx 8 miles from J13 of the M1



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DESCRIPTION

- All are currently let and income producing
- There are 9 separate tenants and the current annual rental income is £64,562 per annum exclusive
- We are of the opinion the investment provides future potential for rental growth with a current estimated rental value of £75,000 per annum

TERMS

The premises are to be sold freehold with offers invited in the region of £775,000 exclusive.

ACCOMMODATION

Total **919.25 SQ M** **9,895 SQ FT**

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

EPC: TBA

Business Rates: The Rateable Value is £TBA. For the rates payable, please contact www.voa.gov.uk

CONTACT:

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

>D **NATHAN GEORGE**
[07741 261890 nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)



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