

FOR SALE

1,392 Sq Ft (129.35 Sq M)

- › Ground and First Floor Versatile Retail Unit
- › Benefit of 2 Storage Buildings to the Rear
- › Private Parking to the Side
- › Suitable for Owner Occupied or Investment
- › Potential For Conversion (Subject to Planning)



53 Roff Avenue

Bedford, MK41 7TJ

>D KirkbyDiamond

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LOCATION

- Roff Avenue is conveniently located within walking distance to Bedford Town Centre.
- 0.6 miles from Bedford Railway Station.
- Easy access to the A6, A421, and M1, providing strong regional connectivity.
- Surrounded by Residential and Educational Amenities - The area includes schools, community facilities, and established residential neighbourhoods.

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Google Maps

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DESCRIPTION

- The main property spans over two floors, providing a versatile layout suitable for a wide range of commercial uses such as retail, office or potential for conversion to residential, subject to planning.
- A rare bonus for town-centre-adjacent properties, the unit includes off-street parking down the side and two outbuildings at the rear, ideal for storage or workshop use.
- Offered with freehold tenure, this is an attractive proposition for owner-occupiers seeking long-term premises, or for investors / developers.
- The area is a mix of residential housing, local businesses, and public amenities, creating a stable and supportive environment with good footfall and community presence.

TERMS

The premises are to be sold on a freehold basis at offers in excess of £250,000 exclusive. VAT is payable.

ACCOMMODATION

Ground Floor Retail	34 SQ M	366 SQ FT
First Floor Retail	32.14 SQ M	346 SQ FT
Rear Former Stable	29.41 SQ M	317 SQ FT
Rear Store	33.74 SQ M	363 SQ FT
Total	129.35 SQ M	1,392 SQ FT

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

EPC: TBC

Business Rates: The Rateable Value is £5,600 per annum. For the rates payable, please contact www.voa.gov.uk

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