

# FOR SALE

967 Sq Ft (89.83 Sq M)

- › Town centre mixed use investment
- › Income producing with potential to increase rental income
- › Ground floor commercial unit and first floor apartment
- › New shop front recently installed



97 High Street  
Bedford,

Contact: Joshua Parello or Nathan George  
Tel: 01234 905128  
eddisons.com





## Location

- The property is located on Bedford High Street which forms part of the A6 and is one of the main roads running through the town north to south.
- The High Street benefits from high levels of footfall and nearby occupiers include a range of national and independent retailers.
- The property is also within walking distance of the bus station, train station and town centre car parks



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## Description

- Available to purchase freehold, this mixed use town centre investment comprises ground floor retail unit currently let at a passing rent of £10,200 per annum. The commercial tenant has been a longstanding occupier of the premises since the 80's.
- The first floor flat has its own entrance from the High Street and comprise entrance hall, open plan living / dining / kitchen and double bedroom with ensuite. The flat is currently producing a rental income of £750 per month and the tenant has an assured shorthold tenancy agreement.
- We are of the opinion that both elements are currently under rented and uplifts to the current market rent will be possible at the next renewals.
- The second floor flat has been sold of as a long leasehold interest.

## Terms

Available to purchase freehold at offers in the region of £300,000 exclusive.

## Accommodation

**Total** **89.83 SQ M** **967 SQ FT**

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

## Contact:

**JOSHUA PARELLO**

**07951 613205** [joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

**NATHAN GEORGE**

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