

FOR SALE

3,525 Sq Ft (327.47 Sq M)

- Mixed Use Investment
- Potential To Create Additional Residential Accommodation (subject to planning)
- Fixed Rental Uplifts

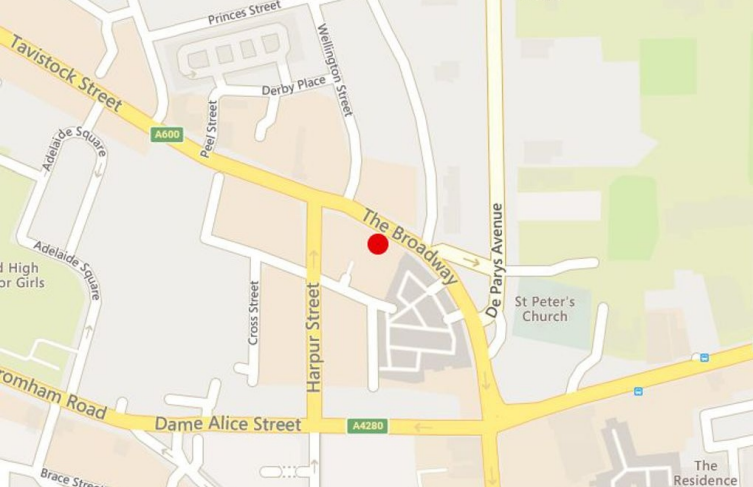


32 The Broadway

Bedford, MK40 2TH

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eddisons.com





Location

- The property is positioned in a highly visible location on The Broadway in Bedford Town Centre. The road forms part of the A6 which is one of the main routes through the town centre.
- The Bedford bus station is approximately 0.25 miles from the property and the train station is under 1 mile away.

 what3words

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 Google Maps

[Click here](#)



Description

- Mixed use investment property comprising restaurant let to a long standing independent operator plus two separately accessed large apartments.
- Lease commenced on 10 December 2024 for a term of 10 years, expiring on 30 September 2034.
Tenant-only break clause on 30 September 2029, subject to six months' prior notice.
Stepped rental commencing at £18,000 per annum (exclusive), currently achieving £18,540 per annum (exclusive), with annual increases through to 2033, reaching £23,496 per annum.
- The first and second floors comprise a 3-bedroom and a 4-bedroom residential dwelling, both let on 12-month ASTs, each generating £2,000 per calendar month inclusive of bills and council tax.

Terms

The freehold interest is available at a quote price of £995,000.
VAT is payable on the purchase price.

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Accommodation (Net Internal Area*)

Ground Floor	127.37 SQ M	1,371 SQ FT
Cellar	12.17 SQ M	131 SQ FT
3-Bed Flat	87.33 SQ M	940 SQ FT
4-Bed Flat	100.61 SQ M	1,083 SQ FT
Total	327.47 SQ M	3,525 SQ FT

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

EPC: The property has an EPC of B - 35

Business Rates: The rateable value is £15,500.
For the rates payable please contact us or www.voa.gov.uk

Contact:

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