

FOR SALE

657 Sq Ft (61.04 Sq M)

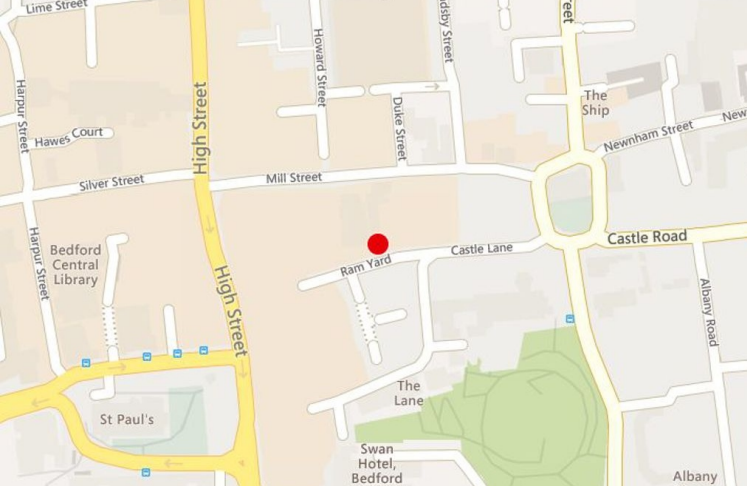
- › Sui Generis (Hot food takeaway) consented retail unit.
- › Let under one commercial lease for a period of 25-years from April 2024.
- › £11,900 per annum income.



50 Ram Yard
Bedford, MK40 1AL

Contact: Joshua Parelo or Charlotte Beard
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eddisons.com





Location

- The property is located in Ram Yard, to the rear of Bedford High Street. An ideal location for a hot-food takeaway premises.
- Ram Yard is home to and sits within close proximity to a number of other local and chain eateries including: Five Akhi's, La Terrazza, Dadaji's and The Rose Pub.

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Google Maps

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Description

- 50 Ram Yard presents an ideal investment, with a tenant secured on a 25-year lease from August 2024.
- The property benefits from a fully fitted commercial kitchen, making this a prime and ideal investment opportunity in Bedford Town Centre.
- The property is set out over ground and first floor whereby the tenant has carried out substantial fit-out works to provide a new and redecorated seating area at ground and first floor, with new kitchen equipment.

Terms

This two storey property benefits from Sui-Generis – Hot Food Takeaway planning consent and is currently occupied on a 25-year lease which commenced in August 2024, on an annual rental of £11,900 exclusive with rent reviews every 5th year of the term.

The freehold investment is available at £195,000 plus VAT.

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Accommodation

Total 61.04 SQ M 657 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: C – 52

Business Rates: Rateable Value – £12,750

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