

FOR SALE/TO LET

1,278 Sq Ft (118.73 Sq M)

- Available to Purchase or Lease
- Parking to the Front (no dropped curb).
- Town Centre Location.
- Flexible Space with potential for Residential Conversion (STPP).
- Small Fenced Yard.



28 St. Peters Street
Bedford, MK40 2NN

Contact: Nathan George or Charlotte Beard
Tel: **01234 905128**
eddisons.com





Location

- This unit is located within walking distance of Bedford Town Centre.
- Neighboring tenants include Quarry Theatre, Pizza Express and Flute Bar.
- 0.5 miles from Bedford Bus Station, 1 mile from Bedford Railway Station.

/// what3words
///senior.sugars.swung

Google Maps

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Description

- A unique opportunity to either lease or purchase the freehold of this ground and first floor Use Class E premises.
- Formerly used as dentist, the building would be suitable for various types of uses and has potential for residential conversion, subject to planning permission.
- There is parking to the front for approximately 2 cars (no dropped curb) and a small gated yard to the rear.
- Flexible terms for those interested in leasing the premises.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £19,000. VAT is not payable.

The freehold is available at a quoting price of £280,000. VAT is not payable on the purchase price.



Accommodation (Gross Internal Area*)

Total	118.73 SQ M	1,278 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: TBC

Business Rates: The rateable value is £17,250. For the rates payable please contact us or www.voa.gov.uk

Contact:

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