

FOR SALE

755 Sq Ft (70.14 Sq M)

- › Income Producing Investment Property
- › Ground Floor Retail Unit With Storage
- › Popular Village Location
- › Potential To Increase Rental Income



Carlton Village Shop & Post Office

Bridgend, Carlton, Bedford, MK43 7LP

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eddisons.com





Location

- The property is located in the popular Bedfordshire village of Carlton. It occupies a prominent position on Bridgend, one of the village's main through roads, making it easily accessible to both local residents, and visitors travelling between surrounding villages.
- The village benefits from quick access to the A6 and A421 link road which connects directly to both the M1 Motorway and the A1.
- Bedford town centre lies approximately 7 miles (11 km) to the south-east, making the Carlton Village Shop one of only a few local convenience stores serving rural communities across north Bedfordshire.

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Description

- The property is a ground floor retail unit, mostly open plan with storage room, a separate post office room, small kitchen area and separate WC facility.
- Externally there is an additional storeroom, currently split into two separate rooms plus allocated parking spaces. The property benefits from rights of access over land to the rear and adjoins a residential dwelling above and to the side.
- The property is currently let for a term of 10 years from 17/02/2025 at a passing rent of £10,000 per annum. The lease provides for review of the annual rent on the 5th anniversary.
- Potential to increase the rental income by letting the vacant half of the store room which would be ideal as an office, studio or storage.

Terms

Available to purchase freehold seeking offers in excess of £140,000 exclusive. VAT is not payable on the purchase price.

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Accommodation (Net Internal Area*)

Total **70.14 SQ M** **755 SQ FT**

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

EPC: C (63)

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