FOR SALE/TO LET

1,278 Sq Ft (118.73 Sq M)



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

28 St. Peters Street

Bedford, MK40 2NN

Contact: Charlotte Beard or Nathan George
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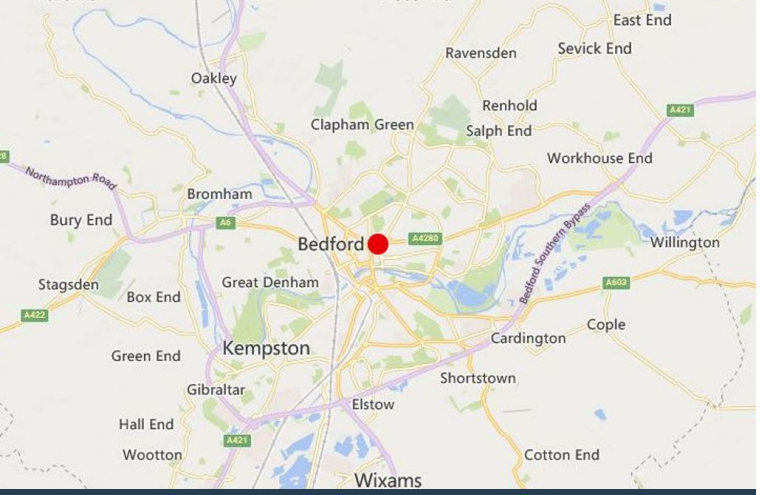
eddisons.com

BTG Eddisons







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
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Google Maps
Click here

Description

- A unique opportunity to either lease or purchase the freehold of this ground and first floor Use Class E premises.
- The property is Grade II Listed and formerly used as dentist. It would be suitable for various types of commercial 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 (Net Internal Area*)

Total	**118.73 SQ M**	**1,278 SQ FT**

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

EPC: D (94)

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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