

lot 41

239-255 Bedford Road Kempston, Bedford, Bedfordshire MK42 8BP

Rent
£68,925
per annum
exclusive

Freehold Retail and Residential Investment

- Comprises an unbroken parade of 6 retail units
- Includes 3 self-contained two bedroom flats
- Active management potential
- Nearby occupiers include Sainsbury's, Domino's, Betfred and NatWest Bank



Location

Miles: 45 miles north of London
15 miles north-east of Milton Keynes
30 miles south-west of Cambridge
Roads: A428, A421, A6, A1, M1 (Junction 13)
Rail: Bedford Railway Station, Bedford St Johns Railway Station
Air: London Luton Airport, London Stansted Airport

Situation

Kempston is a popular residential suburb of Bedford located 2 miles south-west of the town centre. The property is prominently situated on the north side of Bedford Road (B531), at its junction with Foster Road. Nearby occupiers include Sainsbury's, Domino's, Betfred and NatWest Bank.

Description

The property comprises a neighbourhood parade of six retail units with three self-contained two bedroom residential flats on the first floor. The flats are separately accessed from the rear of the property.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
239/241	Ground	Retail	104.30 sq m	(1,123 sq ft)	CORAL ESTATES LTD (1)	10 years from 24/06/2013 until 2023	£14,375	24/06/2018
243	Ground	Retail	50.70 sq m	(546 sq ft)	MRS J MCLEAN (t/a Janes Snack & Sandwich Bar)	10 years from 01/01/2006	£8,750	(31/12/2016)
245	Ground	Retail	53.10 sq m	(571 sq ft)	LLOYDS PHARMACY LIMITED (2) (3)	10 years from 01/06/2005	£8,500	(31/05/2015)
247	Ground	Retail	50.40 sq m	(543 sq ft)	MR D PHAN AND MR V NGUYEN (t/a Star Nails)	10 years from 02/06/2008	£10,500	(01/06/2018)
249	Ground	Retail	48.80 sq m	(525 sq ft)	PASQUE CHARITY (t/a Keech Hospice Care)	10 years from 22/05/2007	£9,250	(21/05/2017)
251 to 255	First	Residential	3 x 2 Bedroom Flat		INDIVIDUALS	3 x Assured Shorthold Tenancy Agreements	£17,550 (4)	
Totals			307.30 sq m (3,308 sq ft)				£68,925	

- (1) Coral Estates Limited is part of the Gala Coral Group and together with their online presence, trade from over 1,700 outlets across the UK with a market share of approximately 20% (www.coral.co.uk).
- (2) For the year ending 31/12/2013, Lloyds Pharmacy Limited reported a turnover of £1,784,978,000, pre-tax profits of £14,489,000 and a total net worth of £72,933,000. (Source: www.riskdisk.com 09/01/2015)
- (3) Lloyds Pharmacy Limited have offered to renew their lease for a term of 10 years from 01/06/2015 subject to a 3 month rent free period and a tenant option to determine the lease in year 5. The proposed rent is £7,750 p.a.x.
- (4) The rent shown is the total for the 3 Assured Shorthold Tenancies which have been annualised.

For further details please contact:

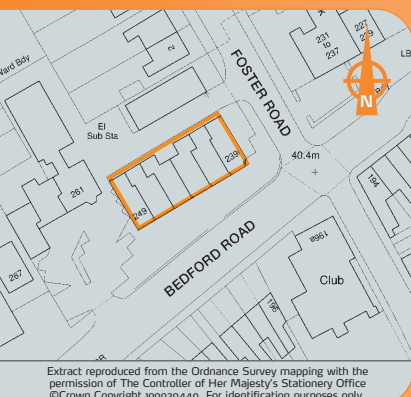
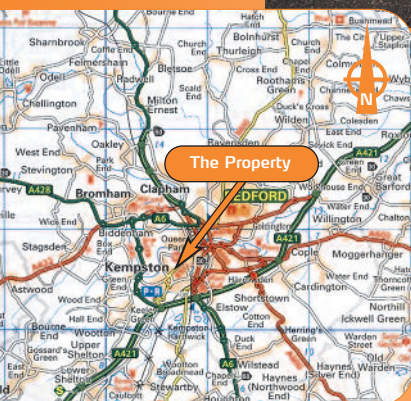
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Buyer's Legal Report Service

Dentons UKMEA LLP 
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

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