

lot 45

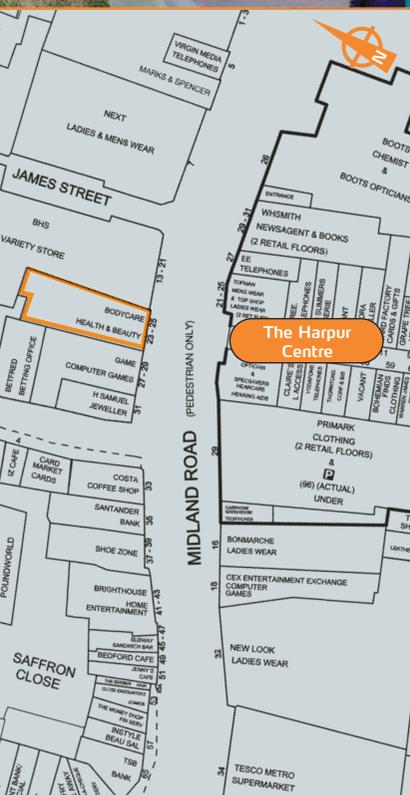
23-25 Midland Road
Bedford, Bedfordshire MK40 1PL

Rent
£82,500
per annum
exclusive

Prime Freehold Retail Investment

- Entirely let to G.R. and M.M. Blackledge Plc t/a Bodycare on a lease renewal
- Rent re-based from £125,000 p.a.x
- Tenant in occupation since 1990
- Prime pedestrianised retailing position opposite the entrance to The Harpur Shopping Centre
- Nearby occupiers include Primark, Topshop/Topman, Marks & Spencer, WH Smith, Boots the Chemist, BHS and New Look

On behalf of
Receivers **CBRE**



Location

Miles: 17 miles north-east of Milton Keynes
28 miles south-west of Cambridge
Roads: A6, A421, A428, M1
Rail: Bedford Railway Station, Bedford St Johns Railway Station
Air: London Luton Airport

Situation

The property is situated in a prime position on the northern side of the pedestrianised Midland Road, in the heart of the town centre. The property is opposite the entrance to The Harpur Shopping Centre, which houses occupiers including Primark, Argos, Topshop/Topman, WH Smith and Boots the Chemist. Other nearby occupiers include Marks & Spencer, Tesco Metro, New Look, Bonmarché, BHS, Poundworld and Savers.

Description

The property comprises a well configured ground floor retail unit with ancillary accommodation to the rear. The first floor is not currently accessible. The property benefits from rear access via Allhallows.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Retail/Ancillary	294.22 sq m (3,167 sq ft)	G.R. AND M.M. BLACKLEDGE PLC (t/a Bodycare)	5 years from 25/12/2015 on a full repairing and insuring lease	£82,500	24/12/2020
First		Not Measured				
Totals		294.22 sq m (3,167 sq ft)			£82,500	

(i) For the year ending 3rd December 2014, G.R. and M.M. Blackledge Plc reported a turnover of £132,083,249, pre-tax profits of £3,182,616 and a total net worth of £20,981,707. (Source: Experian Group 25/02/2016)

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Email: greg.rigby@dentons.com
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