

lot 11

41/45 Midland Road Bedford, Bedfordshire MK40 1PW

Rent
£70,000
per annum
exclusive

Prime Freehold Retail Investment

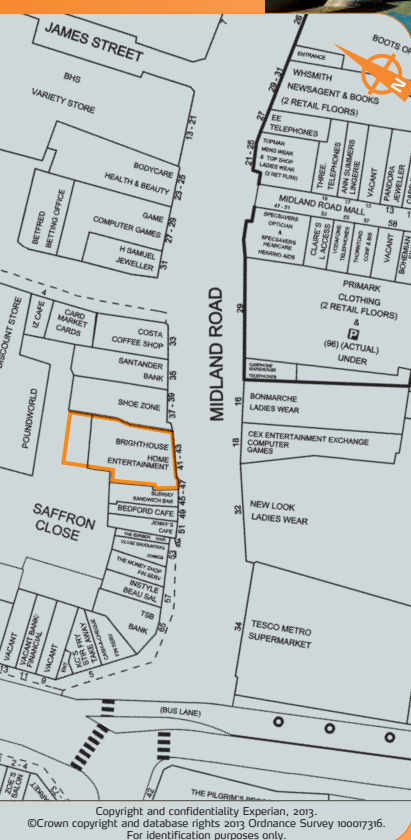
- Let to Caversham Trading Limited (t/a Brighthouse)
- Tenant break option between November 2014 and November 2015 not exercised
- May 2015 Rent Review outstanding

- Excellent retail position on pedestrianised Midland Road
- Opposite The Harpur Shopping Centre housing occupiers including Primark, Boots and WH Smith
- Other nearby occupiers include Marks & Spencer, Tesco Metro, BHS and Next



On behalf of
Insolvency
Practitioners

Deloitte



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 prominent position on the northern side of the pedestrianised Midland Road, in the heart of the town centre. The property faces 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 double-fronted ground floor retail unit with ancillary accommodation on the first floor. The property benefits from rear access via Saffron Close.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

Note

This property is being marketed for sale on behalf of Insolvency Practitioners and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Insolvency Practitioners are acting without personal liability.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Retail/Ancillary	247.30 sq m (2,662 sq ft)	CAVERSHAM TRADING LIMITED (1) (t/a Brighthouse)	10 years from 18/05/2010 on a full repairing and insuring lease	£70,000	18/05/2015 (2) (17/05/2020)
First	Ancillary	261.80 sq m (2,818 sq ft)				
Totals		509.10 sq m (5,480 sq ft)			£70,000	

- (1) Brighthouse now trade from over 300 stores in the UK. For the year ending 31st March 2015, Caversham Trading Limited reported a turnover of £67,479,000, pre-tax profits of £2,759,000 and a total net worth of £56,365,000. (Source: www.brighthouse.co.uk and Experian Group 22/02/2016).
- (2) The May 2015 rent review remains outstanding. Any rental uplift is to be capped at £87,500 p.a.x.

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DENTONS

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