# **Bedford, Bedfordshire MK40 1PW**

**Freehold Retail Investment** 

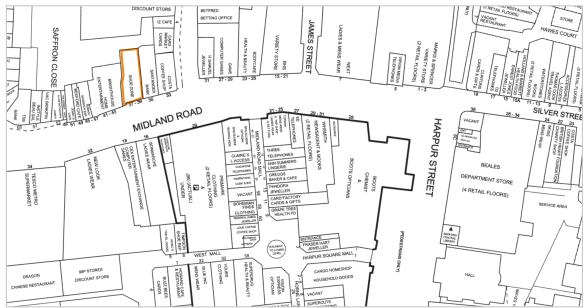




## **Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground First	Retail/Ancillary Ancillary			SHOE ZONE RETAIL LIMITED (1)	10 years from 27/06/2011 on a full repairing and insuring lease	£75,000	27/06/2016 (26/06/2021)
Totals		275.63 sq m	(2,967 sq ft)			£75,000	

(1) For the year ending 3rd October 2015, Shoe Zone Retail Limited reported a turnover of £166,819,000, pre-tax profits of £12,723,000 and a total net worth of £36,809,000 (Source: Experian Group 17/01/2017).



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## Seller's Solicitors: Hamlins LLP Joseph Holder

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#### **Key Details**

- · Let to Shoe Zone Retail Limited
- Close to Marks & Spencer, Primark, Debenhams, Boots the Chemist and Next
- Pedestrianised trading location close to The Harpur Shopping Centre
- · Popular and affluent county town

## On Behalf of a Major Fund Manager

### Location

Miles: 17 miles north-east of Milton Keynes 28 miles south-west of Cambridge Roads: A6, A421, A428, M1

Roads: A6, A421, A428, M1
Rail: Bedford Railway Station
Air: London Luton Airport

## Situation

The property is situated in an excellent trading location on the northern side of the pedestrianised Midland Road, which connects to Harpur Street and Silver Street, in the heart of Bedford town centre. Nearby occupiers include Marks & Spencer, Costa, Next and New Look. The Harpur Shopping Centre is located nearby housing retailers including Primark, Tesco Metro, Boots the Chemist, WH Smith and Debenhams.

### Description

The property comprises a ground floor shop with ancillary accommodation on the first floor.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

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