

Lot 44

£18,350 Per Annum
Exclusive

22 London Road, Bedford, Bedfordshire MK42 0NS

Freehold Retail & Residential Investment with car parking



Key Details

- Freehold Retail & Residential Investment
- Shop let to Coral with self contained flat above
- Rear yard with car parking
- Located in a predominately residential suburb within 1 mile of Bedford Hospital & University
- Close to Alban Retail Park
- VAT-free investment

Location

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

Situation

Bedford with a population over 100,000 is located 58 miles north of London, 17 miles north-east of Milton Keynes and 28 miles south-west of Cambridge. The property is located in a predominant suburb, 3/4 of a mile south of the town centre on the eastern side of London Road (A600), close to its junction with Fenlake Road and near to the Alban Retail Park. Alban Retail Park with occupiers including B&M Home Store, Dunelm and Subway. The property forms part of a neighbourhood parade with traders including Pizza Hut. Other traders nearby include Nisa, Jewson & ATS.

Description

The property comprises a ground floor betting office with a self contained one bedroom flat above. The flat is accessed via Fenlake Road and comprises, bedroom, sitting room, kitchen and bathroom. The property includes a rear yard and parking for 5 cars.

Tenure

Freehold.

VAT

VAT is not applicable to these lots.

Six Week Completion

Energy Performance Certificate

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail	96 sq m (1,033 sq ft)	Coral Racing Limited (1)	10 years from 1/06/2016 (2)	£11,750	1/07/2021 (1) (30/06/2026)
First	Residential	2 Rooms, Kitchen & Bathroom	Individual	6 month AST from 23/03/2018	£6,600	Holding Over
Total		96 sq m (1,033 sq ft)			£18,350	

(1) Established in 1926, Coral is one of the UK's biggest bookmakers. Coral is part of the GVC Group, one of the world's largest betting and gaming groups. (Source: www.coral.co.uk)

(2) Tenants option to determine in the 5th year upon 6 months notice.

Planning

The rear yard may benefit from future redevelopment, subject to all necessary consents/permissions and current tenancies. Interested Parties are referred to Bedford Council (www.bedford.gov.uk)



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Acuitus
Peter Mayo
+44 (0)7833 459 318
+44 (0)20 7034 4864
peter.mayo@acuitus.co.uk

Acuitus
George Goucher
+44 (0)7513 610 710
+44 (0)20 7034 4860
george.goucher@acuitus.co.uk

Seller's Solicitors: Premier Solicitors
Serena Kang
+44 (0)1234 800 088
Serena.kang@premiersolicitors.co.uk