## 22 London Road,

# Bedford, Bedfordshire MK42 0NS

Freehold Retail & Residential Investment with car parking







- · 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 London Luton Airport Air:

Bedford with a populaton 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.

Freehold.

VAT is not applicable to these lots.

### **Six Week Completion**

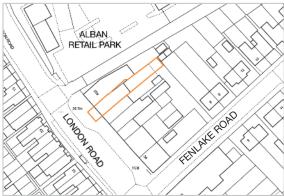
**Energy Performance Certificate** 

## 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.

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)





### **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