



### Tenure

Freehold.

### Location

Bedford is the county town of Bedfordshire located some 80km (50 miles) north of London, 29km (18 miles) north-east of Milton Keynes and 34km (21 miles) south-east of Northampton. The town benefits from excellent transport links and is strategically located between the major arterial routes of the A1 and M1 Motorway, which are 10 miles to the east and west respectively.

The property is located on the north-east side of London Road (A600), at its junction with Faldo Road. St Johns Retail Park lies some 0.2 miles to the north of the property and is home to B&M Home Stores, Currys and Dunelm, whilst other occupiers close by include Spar, Nisa Local, Screwfix, Mecca Bingo and the London Road doctors' surgery in a predominantly residential area.

### Description

This corner property is arranged on ground and one upper floor to provide a shop presently trading as a bakery with ancillary/preparation rooms to the rear. The first floor comprises a two bedroom flat which is accessed from within the rear ancillary accommodation and has the potential to be made self-contained. There is an enclosed garden to the rear, which may provide future development potential, subject to consents.

The property provides the following accommodation and dimensions:

Gross Frontage	6.75 m	(22' 2")
Net Frontage	6.25 m	(20' 6")
Shop Depth	4.70 m	(15' 5")
Built Depth	13.10 m	(42' 11")
Ground Floor	63.05 sq m	(679 sq ft)
First Floor (GIA)	55.32 sq m	(595 sq ft)
(Three Rooms, Kitchen, Bathroom)		

### Tenancy

The entire property is at present let to G & J WILLIAMS (t/a The Cottage Bakery (Amphill) Ltd) for a term of 5 years from 25th March 2015 at a current rent of £11,000 per annum. The lease contains full repairing and insuring covenants.

### Tenant Information

There are five Cottage Bakery branches in the North and Mid Bedfordshire area, the first of which was established in 1988. Website Address: [www.thecottagebakery.co.uk](http://www.thecottagebakery.co.uk)

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

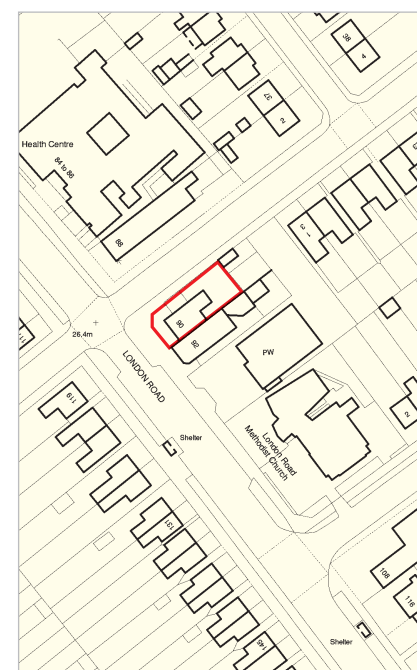
## Bedford

### 90 London Road Bedfordshire MK42 0NT

- **Freehold Shop and Residential Investment**
- Comprises a bakery with flat above
- Substantial rear garden
- Situated in a predominantly residential area
- No VAT applicable
- Reversion 2020
- Current Rent Reserved

**£11,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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