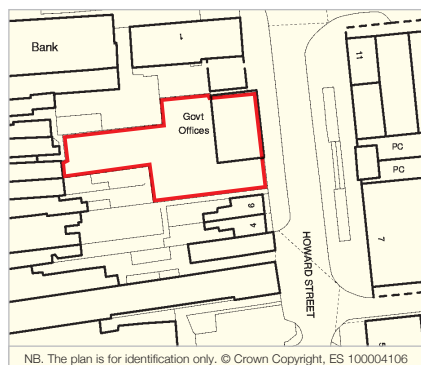


Bedford

8-10 Howard Street,
Bedfordshire
MK40 3HS

- **A Prominent Freehold Office Building extending (GIA) to Approximately 840 sq m (9,042 sq ft)**
- **Permitted Development for Change of Use from Offices (Use Class B1A) to Dwelling House(s) (Use Class C3)**
- Allowing for Conversion to provide 15 Self-Contained Flats
- Comprising 11 x One Bedroom and 4 x Two Bedroom Flats
- Benefits from Approximately 19 Car Parking Spaces
- Site Area Approximately 0.08 Hectares (0.20 Acres)
- Further possible potential for a Two Storey Addition on Roof comprising 8 Self-Contained Flats subject to obtaining all necessary consents

Vacant Possession



Joint Auctioneer

Louch Shacklock LLP (Ref: Chris McClure).
Tel: 01908 224760.
Email: chris@louchshacklock.com

Seller's Solicitor

Mr J Thomson.
Tel: 0207 843 3788.
Email: james.t@pearl-coutts.co.uk

**VACANT –
Freehold Office Building with Planning**



Tenure

Freehold.

Location

Bedford is the county town of Bedfordshire and is located approximately 18 miles east of Milton Keynes and 30 miles west of Cambridge. The property is situated on the south side of Howard Street, in the heart of the town. Bedford Rail Station (Midland Main Line) provides services to London and Brighton and express services to London and the East Midlands. Bedford benefits from excellent road communications, with the M1 Motorway to the south-west and the A1 to the east. Bedford District General Hospital operates from two sites in the town. The River Great Ouse passes through the town centre and is lined with gardens known as The Embankment.

Description

The property comprises an irregular shaped site extending to approximately 0.08 hectares (0.20 acres). The site is currently occupied by a self-contained office building (B1A use class) arranged over ground and four upper floors. The property benefits from a passenger lift (not tested) and a car parking area (with security ramp) for approximately 19 vehicles.

Accommodation

The property was partially inspected by Allsop. We are informed that the property provides:

Ground Floor – Three Rooms, Reception Area, WC

First Floor – Two Rooms, Two WCs

Second Floor – Three Rooms, Kitchen

Third Floor – Three Rooms, WC

Fourth Floor – Two Rooms

Office Building extending to Approximately 840 sq m (9,042 sq ft)

Site Area approximately 0.08 Hectares (0.20 Acres)

Planning

Local Planning Authority: Bedford Borough Council.
Tel: 01234 718068.

A letter from Bedford Borough Council (Ref: 17/00345/CPNO) dated 30th March 2017 confirms that 'Prior approval is not required for the proposed development as set out below'.

The proposed development floor plans provide for 11 x one bedroom flats and 4 x two bedroom flats.

The property may afford further development potential for a two storey roof addition comprising 8 self-contained flats, subject to obtaining all necessary consents.

VAT

VAT is NOT applicable to this Lot.

To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 5.30 – 6.00 p.m. These are open viewing times with no need to register. (Ref: MW).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

Lot 69 - WITHDRAWN

