

Bedford

39/41B Chiltern Avenue Bedfordshire MK41 9EQ

- **Freehold Shop and Residential Investment**
- Convenience store let to Martin McColl Ltd (holding over)
- Two flats let on Assured Shorthold Tenancies
- Asset management potential
- Densely populated residential area
- No VAT applicable
- Includes garages to the rear
- Total Current Rents Reserved

£41,280 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Bedford is the county town of Bedfordshire located some 80km (50 miles) north of London, strategically located between the major arterial routes of the A1 and M1 Motorway. The town is well served by rail connections, with frequent services to London St Pancras with a fastest journey time of 35 minutes.

The property is situated in an established local parade approximately 1.25 miles north-east of the town centre, within a densely populated residential area.

Description

The property is arranged on ground and one upper floor to provide a double fronted ground floor shop presently trading as a convenience store together with two flats to the upper floors which are separately accessed from an external staircase and walkway to the rear of the building. There is an ATM to the front, two garages to the rear and off-street parking to the front of the parade.

VAT

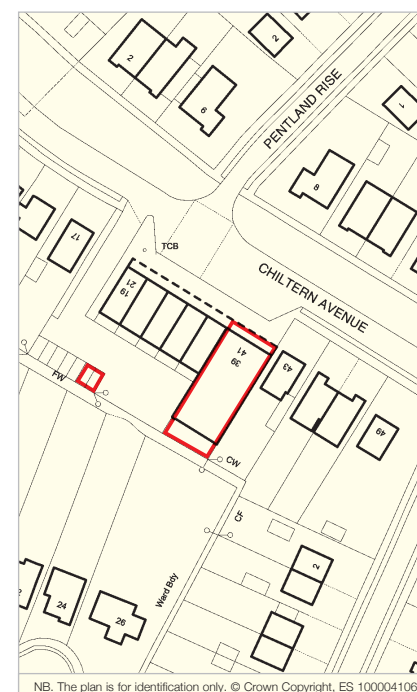
VAT is not applicable to this lot.

Documents

The legal pack can be obtained from the Vendor's solicitor.

Energy Performance Certificate

For EPC Rating please see website.



No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
39-41 Ground Floor	Martin McColl Ltd (1)	Gross Frontage 11.95 m (39' 3") Net Frontage 10.60 m (34' 10") Shop Depth 24.40 m (80' 0") Ground Floor 282.55 sq m (3,040 sq ft)	25 years from 26.07.1988 Rent review every 5th year FR & I	£27,000 p.a.	Holding over
41A	Individuals	First Floor – Two Bedroom Flat Garage	6 month Assured Shorthold Tenancy from 01.09.2016	£7,140 p.a.	Holding over
41B	Individual	First Floor – Two Bedroom Flat Garage	6 month Assured Shorthold Tenancy from 16.04.2018	£7,140 p.a.	Reversion 2018

(1) For the year ended 27th November 2016, Martin McColl Ltd reported a turnover of £518.74m, a pre-tax profit of £25.63m, shareholders' funds of £160.39m and a net worth of £111.61m. (Source: Experian 07.06.2018.)

Total £41,280 p.a.

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

Seller's Solicitor Ms D Garner, Giffen Couch and Archer. Tel: 01525 372681 email: denise@gca-law.com

Joint Auctioneer S Magorrian Esq, Brown & Lee Chartered Surveyors. Tel: 01908 508100 email: stevenm@brownandlee.com

NB. The plan is for identification only. © Crown Copyright, ES 100004106