



### 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 town is well served by rail connections with frequent services to London St Pancras with a fastest journey time of 35 minutes. International air travel is provided at London Luton Airport approximately 20 miles to the south.

The property is situated in a prominent position on the High Street, in between its junctions with Mill Street and Lurke Street.

Occupiers close by include Barclays Bank, Oxfam, NatWest, Cancer Research UK, Ryman and Debenhams, amongst many others.

### Description

The property is arranged on basement, ground and two upper floors to provide a ground floor shop unit with a self-contained flat on the first floor accessed from the front. The basement is accessed via a trap door and has not been inspected by Allsop. The second floor provides further residential accommodation and has been sold off on a long lease.

### VAT

VAT is not applicable to this lot.

### Documents

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

### Energy Performance Certificate

Range from EPC Rating 40-74 Bands C-E (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
97	All Ears Limited ( <a href="http://www.allears.bedford.co.uk">www.allears.bedford.co.uk</a> )	Gross Frontage (including Residential Entrance) 4.20 m (13' 9") Net Frontage 2.95 m (9' 8") Shop and Built Depth 14.10 m (46' 3") Ground Floor 47.20 sq m (508 sq ft)	5 years from 01.07.2016 Effectively FR & I	£12,500 p.a.	Reversion 2021
97B	S Lingard	First Floor Flat	12 month Assured Shorthold Tenancy from 22.12.2017	£6,900 p.a.	Reversion 2018
97C	Individual	Second Floor Flat	99 years from 25.03.2008 rising to £300 p.a. in 2033, £600 p.a. in 2058 and £1,200 p.a. in 2083	£150 p.a.	Rent Review 2033

**Total £19,550 p.a.**

## Bedford

### 97, 97B & 97C High Street

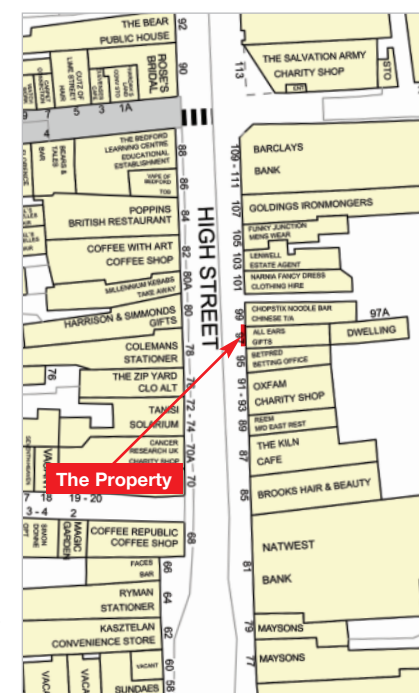
### Bedfordshire

### MK40 1NE

- Freehold Shop, Residential and Ground Rent Investment
- Comprising a shop and two flats above (one sold off)
- Prominent High Street location
- No VAT applicable
- Shop Reversion 2021
- Total Current Rents Reserved

**£19,550 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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