

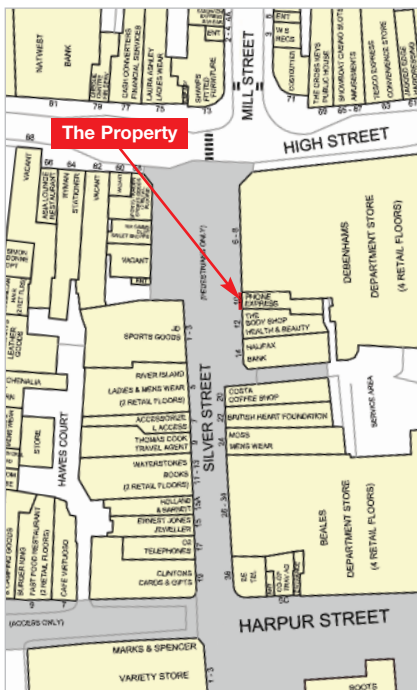
Bedford 10 Silver Street Bedfordshire MK40 1SU

- Freehold Shop Investment
- Let on a new 5 year lease (1)
- Prominent town centre position adjacent to Debenhams
- Pedestrianised street
- Reversion 2019
- Current Rent Reserved
£22,000 pa

On the Instructions of
M & G Real Estate



**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

The county town of Bedford has a population of some 74,000 and is situated on the River Great Ouse, 46 miles north of London, 12 miles east of Milton Keynes and 30 miles west of Cambridge. The town is served by the A6, A422 and A428 whilst the A421 provides access to the M1 Motorway (Junction 13, 10 miles) and the A1 dual carriageway (11 miles).

The property is situated in a prominent position in the town centre overlooking the pedestrianised Silver Street and being adjacent to Debenhams.

Occupiers close by include Marks & Spencer, Beales Department Store, Waterstones, Holland & Barrett, Accessorize, River Island, The Body Shop, Costa, JD Sports and Boots among many others.

Description

The property is arranged on ground and two upper floors to provide a ground floor shop unit with ancillary staff/storage on the first and second floors above.

The property provides the following accommodation and dimensions:

Gross Frontage	5.0 m	(16' 5")
Net Frontage	4.45 m	(14' 7")
Shop Depth	10.8 m	(35' 5")
Built Depth	20.7 m	(67' 10")
Ground Floor	79.45 sq m	(855 sq ft)
First Floor	34.15 sq m	(368 sq ft)
Second Floor	20.95 sq m	(226 sq ft)
Total	134.55 sq m	(1,449 sq ft)

Tenancy

The entire property is at present let to FONE CRAZE LIMITED for a term of 5 years from 10th April 2014 at a current rent of £22,000 per annum. The lease contains full repairing and insuring covenants. The vendors hold a £6,600 rent deposit. (1) The lease contains a tenant's option to break after 2½ years.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating 64 Band C (Copy available on website).

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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