

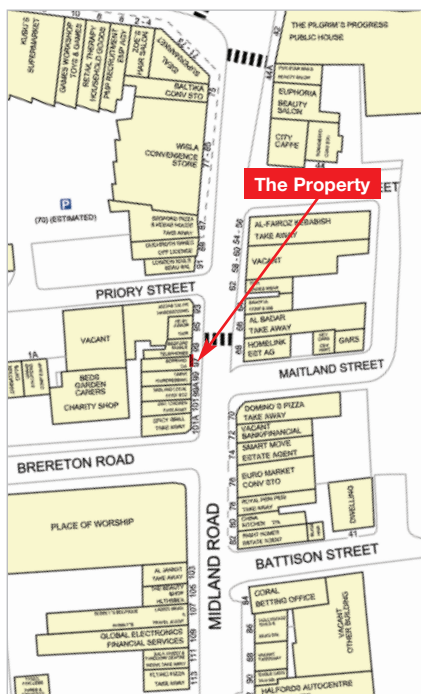
Bedford

97 Midland Road
Bedfordshire
MK40 1BZ

- **Freehold Shop Investment**
- Comprising a ground floor takeaway with ancillary storage above
- Entirely let until 2029 (no breaks)
- Located in an established pitch
- Rent Review 2019
- Current Rent Reserved

£10,500 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 located on the north side of Midland Road, between its junctions with Brereton Road and Priory Street. Midland Road has easy access to the A6, which is one of the main north-south roads. Occupiers close by include Domino's, Dixy Chicken, Coral, Tesco Metro and TSB Bank, amongst others.

Description

The property is arranged on ground and one upper floor to provide a ground floor hot food takeaway shop with ancillary storage accommodation above.

The property provides the following accommodation and dimensions:

Gross Frontage	3.55 m	(11' 7")
Net Frontage	3.10 m	(10' 2")
Ground Floor	36.13 sq m	(389 sq ft)
First Floor	21.85 sq m	(235 sq ft)
Total	57.98 sq m	(624 sq ft)

Tenancy

The entire property is at present let to an INDIVIDUAL (t/a Sopranos Kebab) for a term of 20 years from 29th September 2009 at a current rent of £10,500 per annum. The lease provides for rent reviews in the 10th and 15th year of the term and contains full repairing and insuring covenants.

VAT

VAT is not applicable to this lot.

Documents

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

Energy Performance Certificate

EPC Rating 86 Band D (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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