

Bedford

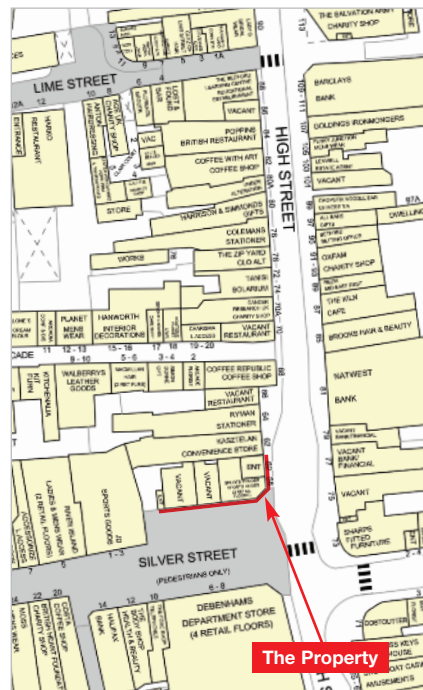
1 Silver Street & 58/60 High Street Bedfordshire MK40 1NT

- **Freehold Retail and Leisure Club Investment**
- Comprising three shops, a former hairdressing salon and a health & fitness club
- Potential for residential conversion of upper floors, subject to existing leases and obtaining all necessary consents
- Prominent town centre corner position opposite Debenhams
- Total Current Rents Reserved **£41,100 pa⁽²⁾**

On the Instructions of T. Perkin & J. Barber of CBRE Ltd acting as Joint Fixed Charge Receivers

CBRE

SIX WEEK COMPLETION AVAILABLE



The Property



Tenure
Freehold.

Location
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 well located in a prominent corner position at the junction with the pedestrianised Silver Street and High Street (A6) in the heart of Bedford town centre. Occupiers close by include Debenhams (opposite), JD Sports (adjacent), Tesco Express, NatWest, Lloyds Bank, River Island, Costa, Holland & Barrett, Marks & Spencer, Halifax, The Body Shop and Beales Department Store, amongst many others.

Description

The property is arranged on basement, ground and four upper floors to provide three ground floor shops. The first floor comprises a former hairdressing salon and a health and fitness club is on second, third and fourth floors.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

For EPC Ratings please see website.

Planning

The upper floors may be suitable for residential conversion, subject to the existing lease and obtaining all relevant consents. All enquiries should be made to Bedford Borough Council. www.bedford.gov.uk

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Sports Traider	Basement 83.37 sq m Ground Floor 78.80 sq m	(897 sq ft) (845 sq ft) A term of years expiring 30.09.2014 FR & I	£20,000 p.a.	Holding Over
Unit 2 (1)	Matts Sweets Ltd (In liquidation and not in occupation)	Basement 48.10 sq m Ground Floor 51.2 sq m	(518 sq ft) (551 sq ft) 10 years from 27.04.2011 Rent Review at the 5th year FR & I		Rent Review 2016
Unit 3 (1)	(2)	Basement 62.8 sq m Ground Floor 58.00 sq m	(676 sq ft) (624 sq ft) (2)	(2)	
60 High Street (1)	Vacant	Ground Floor 13.50 sq m First Floor (Former Salon) 25.30 sq m	(145 sq ft) (272 sq ft)		
Second, Third & Fourth Floors	M. Adcock & D Lenton	Second Floor 284.69 sq m Third Floor 292.49 sq m Fourth Floor 108.45 sq m	(3,064 sq ft) (3,148 sq ft) (1,167 sq ft) A term of years expiring 30.06.2015 FR & I	£21,100 p.a.	Holding Over

(1) Not measured by Allsop. Floor area sourced from www.voa.gov.uk.

(2) Terms have been agreed subject to contract with Bedfordshire Police for a new 6 year lease at £21,000 p.a. with a rent review and tenant option to determine at the 3rd year and 4 months rent free. Please see legal pack for further information.

Total £41,100 (2) 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

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