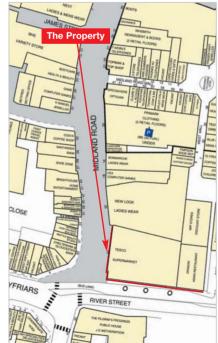
Bedford Units A-E 34/38 Midland Road Bedfordshire MK40 1XA

- Freehold Supermarket and Restaurant Investment
- Predominantly let to Tesco Stores Limited on a lease expiring 2031 (2)
- Busy pedestrianised town centre location
- Rent Reviews 2013 and 2016
- Total Current Rents Reserved

£203,000 pa







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 well located within the town centre and occupies a prominent location at the junction of pedestrianised Midland Road with River Street.

Occupiers close by include New Look (adjacent), Bon Marche, Primark, Cheltenham & Gloucester, Shoe Zone, Santander and Costa Coffee. An entrance to the River Street Car Park adjoins the restaurant.

Description

The property is arranged on basement, ground and one upper floor. The majority of the property provides a Tesco Metro with frontages to both Midland Road and River Street. The adjoining property comprises a Chinese restaurant. The property benefits from a delivery yard accessed from the rear.

VAT

VAT is applicable to this lot.

Documents

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

Viewings

Viewings are by appointment only, please e-mail your request with full contact details to viewings@allsop.co.uk

In the subject box of your e-mail, please ensure that you enter Lot 202 Bedford.

No.	Present Lessee	Accommodation (4)			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Units A-D	Tesco Stores Limited (1)	Gross Frontage Net Frontage Shop Depth Ground Floor Mezzanine (Tenant's Improvement) Basement (not used)	33.22 m 26.31 m 43.05 m 1,363 sq m 208 sq m 1,214 sq m	(109' 0") (86' 4") (141' 3") (14,671 sq ft) (2,239 sq ft) (13,074 sq ft)	FR & I	£150,000 p.a.	Rent Review 2016
Unit E	Mr Cheung (Dragon Oriental Restaurant) (3)	Gross Frontage Net Frontage Ground Floor First Floor (Banqueting) Total	17.75 m 16.33 m 384 sq m 441.5 sq m 825.5 sq m		FR & I	£53,000 p.a.	Rent Review 2013

⁽¹⁾ For the year ended 26th February 2011, Tesco Stores Limited reported a turnover of £40,149m, a pre-tax profit of £2,243m, shareholders' funds of £7,120m and a net worth of £6,954m. (Source: riskdisk.com 19.09.2012)

(3) Website www.dragonbedford.co.uk

(4) Not inspected by Allsop. Areas and accommodation provided by the Vendor.

Total £203,000 p.a.

