

**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](http://www.allsop.co.uk)

**Viewings**  
Viewings are by appointment only, please e-mail your request with full contact details to [viewings@allsop.co.uk](mailto: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	33.22 m	(109' 0")	20 years from 25.07.2011 Rent review every 5th year to RPI maximum 4% p.a. and a minimum 1% p.a. Tenant's option to break at 10th year (2) FR & I	£150,000 p.a.	Rent Review 2016
		Net Frontage	26.31 m	(86' 4")			
		Shop Depth	43.05 m	(141' 3")			
		Ground Floor	1,363 sq m	(14,671 sq ft)			
		Mezzanine (Tenant's Improvement)	208 sq m	(2,239 sq ft)			
		Basement (not used)	1,214 sq m	(13,074 sq ft)			
Unit E	Mr Cheung (Dragon Oriental Restaurant) (3)	Gross Frontage	17.75 m	(58' 3")	20 years from 28.11.2003 Rent review every 5th year FR & I	£53,000 p.a.	Rent Review 2013
		Net Frontage	16.33 m	(53' 7")			
		Ground Floor	384 sq m	(4,135 sq ft)			
		First Floor (Banqueting)	441.5 sq m	(4,751 sq ft)			
		Total	825.5 sq m	(8,886 sq ft)			

(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](http://www.dragonbedford.co.uk)  
(4) Not inspected by Allsop. Areas and accommodation provided by the Vendor.

**Total £203,000 p.a.**

