



York Street, Bedford, MK40 3RJ
Offers in excess of £275,000 Freehold



INVESTMENT OPPORTUNITY

We are pleased to offer for sale this freehold investment opportunity situated in the much sought after Castle Road area of Bedford.

THIS PROPERTY IS NOT SUITABLE FOR RESIDENTIAL MORTGAGE

The property has been operating as a Chinese takeaway for many years and as such can continue as a food based operation or could be used for other commercial purposes. There is also scope to turn the property back to a single or into multiple dwellings subject to the necessary planning requirements.

The freehold accommodation comprises 3 main rooms on the ground floor with some ancillary rooms to the rear, 3 principle rooms upstairs with a shower room and externally there is a courtyard parking area and a 2 storey outbuilding to the rear of the plot that could be used for a variety of purposes.

The property is offered with immediate vacant possession and viewings can be arranged with the sellers sole agents.

Shop front

13'2 x 7'5 (4.01m x 2.26m)

Kitchen area

14'9 x 9'4 (4.50m x 2.84m)

Prep area

9'1 x 8' (2.77m x 2.44m)

Utility area

8'6 x 6 (2.59m x 1.83m)

Outside WC

Outbuilding

7'2 x 7 (2.18m x 2.13m)

First floor landing

Front bedroom

13'2 x 12'1 (4.01m x 3.68m)

Room 2

9'11 x 7'6 (3.02m x 2.29m)

Room 3

8'4 x 8'3 (2.54m x 2.51m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
95-100 A		35-45 A	
85-95 B		46-55 B	
75-85 C		56-65 C	
65-75 D		66-75 D	
55-65 E		76-85 E	
45-55 F		86-95 F	
35-45 G		96-100 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2024.




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