

TO LET

5,101 Sq Ft (473.88 Sq M)

- › Substantial Care Home Facility
- › Multiple Ensuite Rooms
- › 3 Self Contained First Floor Flats
- › Kitchens & Communal Areas



Hurst Grove
Bedford, MK40 4DN

>D KirkbyDiamond

Contact: Nathan George
Tel: 01234 905128
kirkbydiamond.co.uk



LOCATION

- The property is located on Hurst Grove in Bedford, close to the town centre and within walking distance of the train station
- The immediate area is primarily residential and Hurst Grove links directly to the A428
- Approx 0.75 miles from the Bedford Bypass and A6

 what3words

///turkey.patrol.being

 Google Maps

[Click here](#)



DESCRIPTION

- Substantial detached care facility property with over 5,000 sq ft across ground and first floor
- Ground floor comprises entrance hall, cloakroom and staff office with 6 generous en-suite bedrooms, two kitchens, large communal area, dining area and storage rooms. The first floor comprises 3 separate one bedroom flats with living areas, kitchen, bedroom and ensuite
- Planning consent was granted for change of use to care home (Ref No. 16/02645/FUL)
- Externally there is a main car parking area to the front with additional drive to the side and courtyard garden

TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed. Price on application depending on use.

ACCOMMODATION

Ground Floor	370.21 SQ M	3,985 SQ FT
First Floor	103.68 SQ M	1,116 SQ FT
Total	473.88 SQ M	5,101 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B-45

Business Rates: The Rateable Value is £TBA. For the rates payable, please contact www.voa.gov.uk

CONTACT:



NATHAN GEORGE

07741 261890 nathan.george@kirkbydiamond.co.uk

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