



Bedford

70a Tavistock Street. Bedford. MK40 2RP



A substantial period property occupying a corner plot close to the centre of Bedford in a bustling shopping area.

The property is currently used as offices and is arranged over four floors and briefly comprises; a large basement providing storage, two offices a kitchen and toilets to the ground floor. Two offices, a meeting room and W.C. to the first floor and two further offices to the second floor as well as a large loft room with air conditioning (ideal for computer servers).

The majority of windows have recently been replaced with Upvc double glazed units and a gas to radiator heating system heats the building. A small courtyard garden can be found to the rear of the property adjoining Adelaide Square.

The property has great potential to convert to a mixed use of residential and commercial (STP).



Tenure : Freehold With
Vacant Possession

EPC: TBC

Asking Price: £400,000





Accommodation	SqM	Sq Ft
Ground Floor	92.62	997
First Floor	67.35	725
Second Floor	54.81	590
Total (NIA)	214.78	2,312
Additional Areas (not full height)		
Basement	44.93	484
Loft Storage	28.36	305

Business Rates

The property has a current Rateable Value of £13,500

Viewing

By appointment only via the joint agents

Jonathan Hawkins
Cooper Beard
01234 327455

Or

Nathan George
Kirkby Diamond
01234 905128

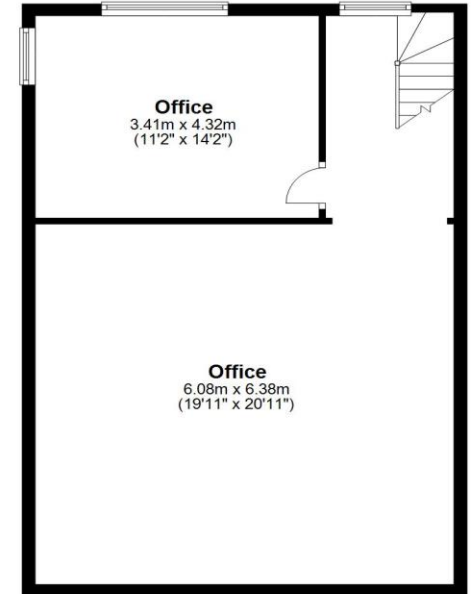
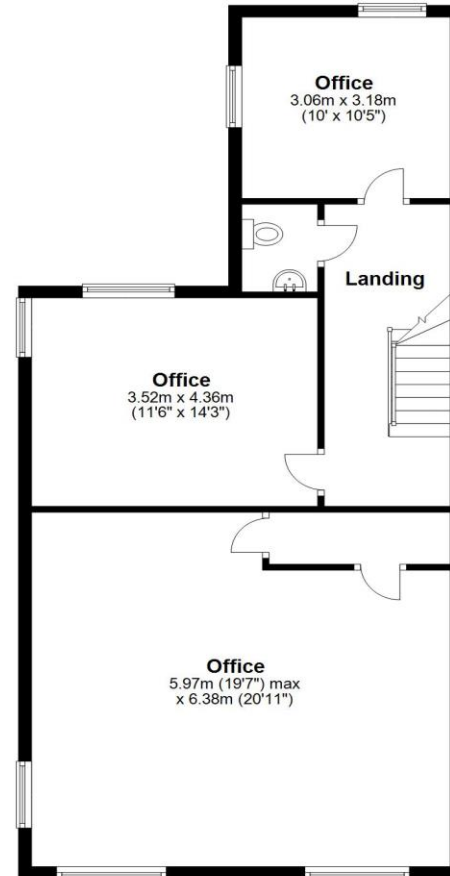
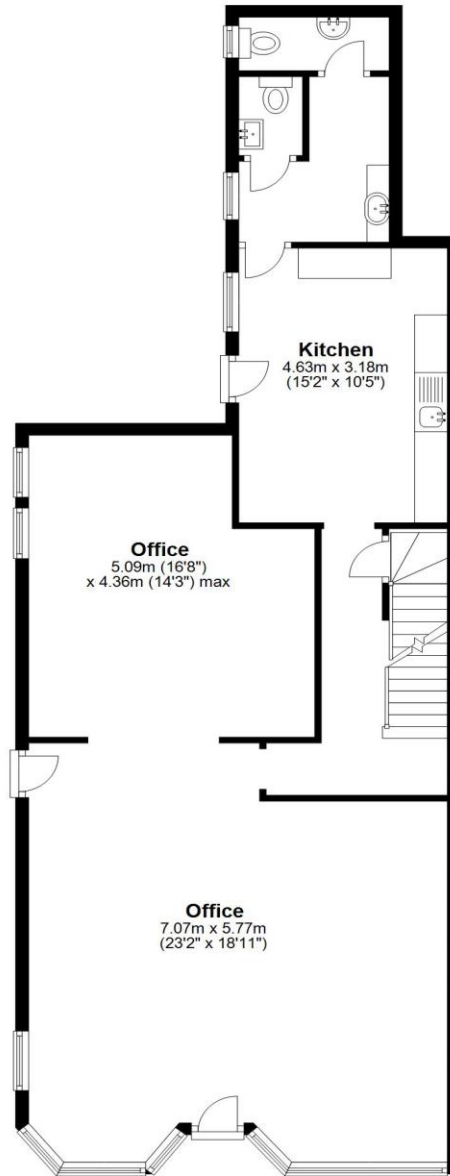
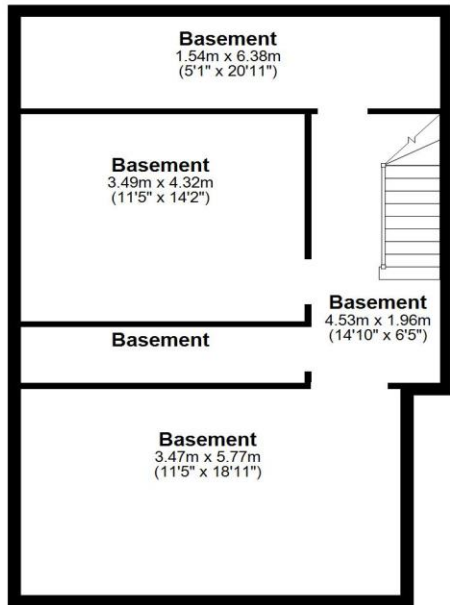


Ground Floor

First Floor

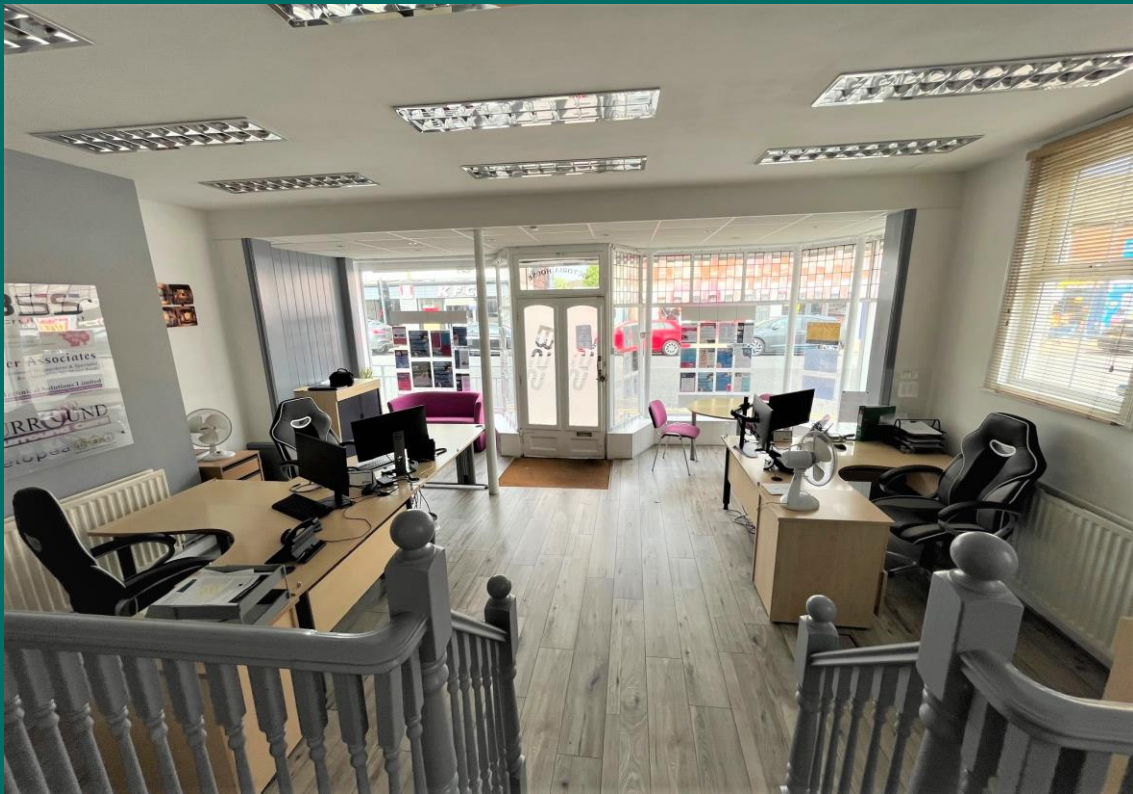
Second Floor

Basement



Total area: approx. 293.1 sq. metres (3154.7 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.
Plan produced using PlanUp.





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