

# FOR SALE

**>D** KirkbyDiamond



70A Tavistock Street  
Bedford  
MK40 2RP

- Freehold With Vacant Possession
- Planning Consent Granted For  
Redevelopment of 1 x 2 & 1 x 1 Bed Flats &  
Ground Floor Commercial
- Close To Bedford Town Centre

## Location

The building occupies a corner plot on Tavistock Street and Adeleigh, close to the town centre and with immediate access to the A6.

## Description

A substantial period property 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.

Planning consent granted under Application No. 24/00608/CPNMA for conversion of upper parts to residential and retaining ground floor as commercial use.

## Terms

The premises are to be sold freehold with vacant possession at an asking price of £400,000 exclusive.

## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value - £13,500

Interested parties are advised to contact the relevant Local Authority.

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## EPC

C-71

## Floor Area (NIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition

Accommodation	Sq Ft	Sq M
Ground Floor	92.62	997
First Floor	67.35	725
Second Floor	54.81	590
Total (NIA)	<b>214.78</b>	<b>2,312</b>

Additional Areas (not full height)

Basement	44.93	484
Loft Storage	28.36	305

Areas quoted are approximate and should not be held as 100% accurate.

## Viewings

For further details please contact;

### Nathan George

01234 905134

[nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)

### Chandan Teji

01234 905132

[chandan.teji@kirkbydiamond.co.uk](mailto:chandan.teji@kirkbydiamond.co.uk)

### Josh Parello

01234 982019

[joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

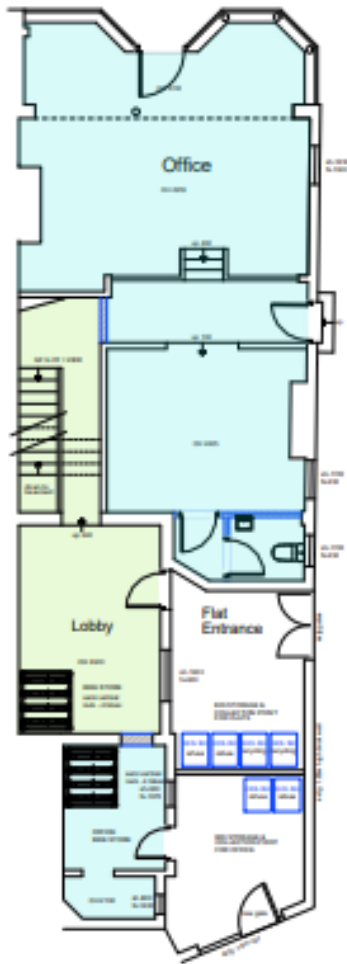


**Ground Floor**

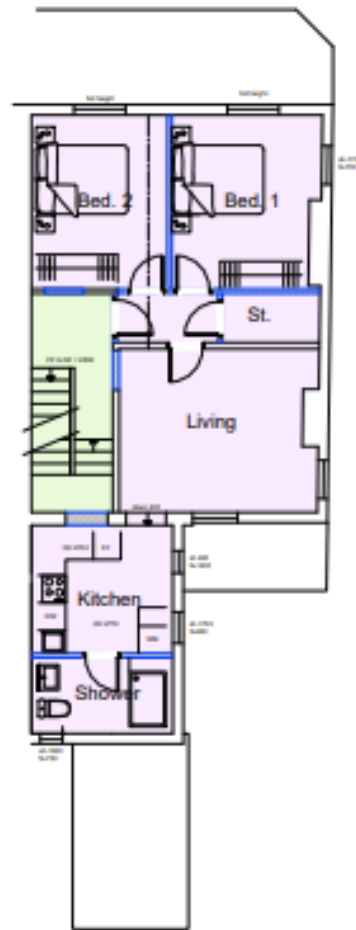


Total area: approx. 293.1 sq. metres (3154.7 sq. feet)

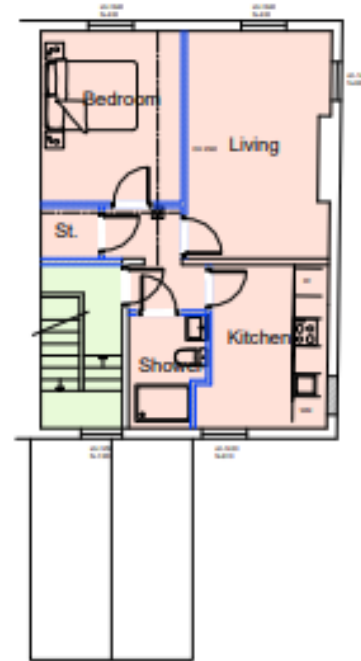
This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate. Plan produced using PlanUp.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF PLAN

- Commercial Unit @ 66.2 sqm
- FF Flat - 2 bed @ 58.5 sqm
- SF Flat - 1 bed @ 47 sqm
- Communal Area