

# FOR SALE



**23 Tavistock Street, Bedford, MK40 2RB**

**1,204 SqFt (111.94 SqM)**

**£245,000 Per Annum Exclusive**

Town Centre Investment  
With Development Potential

- Income Producing Until December 2024
- Potential To Covert Upper Floors (Subject to Planning)
- Town Centre Location
- Character Features

## Location

Located on Tavistock Street in Bedford Town Centre. Amongst other retailers such as Michael Bailey and Tavistock Sound and Vision.

## Description

Semi-detached character property in prominent position with potential to convert to residential (subject to planning).

The property is currently let at an annual rent of £9,000 per annum exclusive until December 2024.

## Terms

The property is to be sold freehold at the asking price of £245,000 plus VAT.

## VAT

The owners should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value – £8,200

Interested parties are advised to contact the relevant Local Authority.

## Accommodation

Comprising of mostly open plan retail/office space to the ground floor with WC. The first floor has 3 separate rooms, with WC & a small kitchenette area. The loft area is boarded and could be utilised for storage.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	71.97	775
First Floor	39.97	430
<b>Total</b>	<b>111.94</b>	<b>1,204</b>

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

## EPC

This property's current energy rating is C- 72.

## Viewings

For viewings and further information please contact:

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