

FOR SALE



62A, B & C Park Road West, Bedford, MK41 7SL

1,802 SqFt (167.41 SqM)

£425,000 Freehold

- **Mixed Use Investment**
- **Suitable for Residential Conversion (Subject to Planning)**
- **Off Road Parking**

Location

The property is located in a popular residential area north of Bedford Town Centre and close to Bedford Park with good access to the A6 & A428.

Description

A two-storey mixed-use property that currently provides a commercial unit over ground and first floors to the front and two separate two bedroom flats to the rear with tandem off road parking at the side for two cars.

The commercial unit is currently vacant and would be ideal for continued office or retail use. The first floor could easily be separated to create a separate unit and either the whole or part of the commercial element could be converted into additional residential accommodation (subject to planning).

The two flats (62B & 62C) are currently occupied by way of assured shorthold tenancy agreements. The total current rental income is £1,800 pcm (£900 pcm per flat).

We are of the opinion that the commercial element would rent for approximately £9,000 per annum in its current configuration, or alternatively it would be ideal for an owner occupier to run a business from.

Terms

The freehold is available to purchase at a quoting price of £425,000.

VAT

Not applicable

EPC

TBA



Accommodation

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

Accommodation	Sq Ft	Sq M
Commercial	740	68.7
Residential	1,063	98.75
Total	1,803	167.5

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

Business Rates

Rateable Value - £5,400

Interested parties are advised to contact the relevant Local Authority.

Viewings

For viewings and further information please contact

Joshua Parello

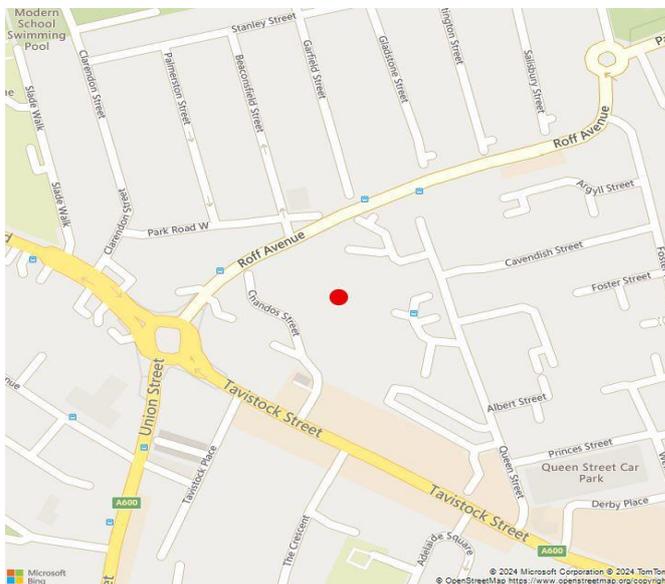
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