

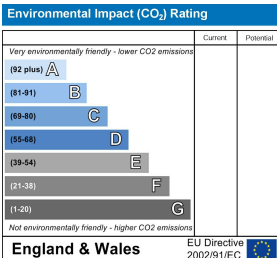
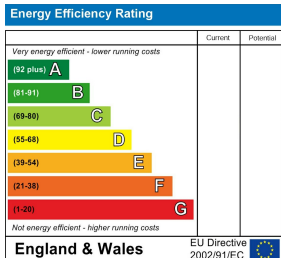


BUYERS ADMINISTRATION CHARGE
The purchaser will be required to pay an administration charge of £1,800 (£1,500 plus VAT).



TOTAL: 9969 sq. ft. 934 m²
GROUND FLOOR: 2990 sq. ft. 278 m², FIRST FLOOR: 2990 sq. ft. 278 m², SECOND FLOOR: 2989 sq. ft. 278 m²
EXCLUDED AREAS: LIFT: 72 sq. ft. 6 m², "": 44 sq. ft. 4 m²

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Ebenezer House 2-10 St. Johns Street, Bedford, MK42 0DH



AUCTION GUIDE PRICE £1,000,000

** FOR SALE BY AUCTION ON WEDNESDAY, 30th APRIL 2025 COMMENCING AT 1PM

** SALE VIA A LIVE-STREAMED AUCTION **

** GUIDE PRICE £1,000,000 to £1,250,000 **

VIEWINGS BY APPOINTMENT ONLY

Ebenezer House offers 9000 square feet of commercial office space, Class E. The property is divided over three floors with 23 secure parking spaces. There is a communal entrance hall with stairs and a lift to the first and second floors. The premises are partially let with seven occupied units and two vacant offices. Currently, the annual income generates £70,940 per annum with the potential to rise to £76,940 once fully occupied. For further details of lease agreements and terms please see the Legal Pack.

9 Westleigh Office Park, Northampton, NN3 6BW
T: 01908 030127 F: 01604 232627
<https://www.auctionhouse.co.uk/bedsandbucks>

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GROUND FLOOR

FOYER

15'05 x 13'02

Entered via a glazed front door, there is a secure entry phone system with stairs and a lift rising to the first floor. There are doors to:-



WASHROOMS

There are male and female bathrooms.

HALLWAY

16'06 x 5'09

Access to an electrical cupboard and door to:-

KITCHENETTE

3'06 x 5'09

OFFICES

The ground floor is split between two leases, with the first unit consisting of a meeting room, open office, closed office and kitchen/break room and fire exit to the rear with windows from the main office overlooking the carpark. The second unit has a reception area and three closed offices and windows to the side elevation overlooking the church.



FIRST FLOOR

LANDING

Windows to the front and side elevation, the stairs and lift continue to the second floor, there is a store room and doors to:-

WASHROOMS

There are various male, female and disabled washrooms.

OFFICES

The first floor has a secure entry phone system and a shared hallway with access to a kitchenette. There are four separate offices with access to a communal meeting room. Two offices are occupied and two are vacant.



SECOND FLOOR

LANDING

There is access to the lift and doors to:-



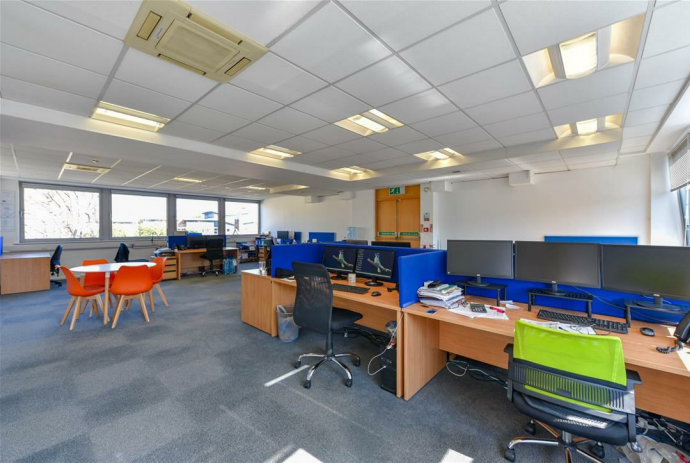
WASHROOMS

There are male and female washrooms.

OFFICES

The top floor is entered via a secure entry phone system to a communal hallway with access to two separate units. Unit one, to the rear, operates using the open-plan office and a

meeting room. The second unit comprises an open plan office, store, meeting room, with two more private offices.



PARKING

There is a private, secure car park with 23 spaces.



SERVICES

Please refer to the legal pack.



LOCATION

Ebenezer House is situated in a prominent town centre location on the corner of St Johns Street and Cardington Road. A 20-minute walk from Bedford Station, there is good access and amenities closeby.



PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

Related Space	Lease	Tenant	Assessable Area	Best Reasonable	Best Offer	Option to Purchase (Months)	Option to Purchase (Months)	Break Description (Years)	Service Charge	Lease Start	Lease End	Related Space Comment
Ground Floor (Front only)	Ground Floor (Front only)	Bedford Charismatic Church	0.00	£11,000.00	£5,000.00	05/06/2027	04/12/2028	net 6 months notice	£1,000.00	01/07/20	01/07/2029	1 year option @ £100 per week
Ground Floor (Rear)	Ground Floor (Rear)	Cardi Care Ltd	0.00	£14,000.00	£7,000.00	01/07/2027	01/07/2029	net 6 months notice	£1,000.00	01/07/20	01/07/2029	1 year option @ £100 per week
1st Floor - Room 1	1st Floor - Room 1	Cardi Care Ltd	100.00	£2,000.00	£1,000.00	01/07/2027	01/07/2029	net 6 months notice	£1,000.00	01/07/20	01/07/2029	1 year option @ £100 per week
1st Floor - Room 2	1st Floor - Room 2	Cardi Care Ltd	100.00	£2,000.00	£1,000.00	01/07/2027	01/07/2029	net 6 months notice	£1,000.00	01/07/20	01/07/2029	1 year option @ £100 per week
1st Floor - Room 3	1st Floor - Room 3	Cardi Care Ltd	100.00	£2,000.00	£1,000.00	01/07/2027	01/07/2029	net 6 months notice	£1,000.00	01/07/20	01/07/2029	1 year option @ £100 per week
2nd Floor - Part 1	2nd Floor - Part 1	Cardi Care Ltd	100.00	£2,000.00	£1,000.00	01/07/2027	01/07/2029	net 6 months notice	£1,000.00	01/07/20	01/07/2029	1 year option @ £100 per week
2nd Floor - Part 2	2nd Floor - Part 2	Cardi Care Ltd	100.00	£2,000.00	£1,000.00	01/07/2027	01/07/2029	net 6 months notice	£1,000.00	01/07/20	01/07/2029	1 year option @ £100 per week

BUYERS PREMIUM CHARGE

The purchaser will be required to pay buyers premium charge of £10,200 (£8,500 plus VAT)

For further information on viewing call 01908 030127