

FREEHOLD PUB FOR SALE

Bedford, MK40 0PX

**THE BULL, 259 LONDON ROAD, BEDFORD, MK42 0PX**

- Fully fitted pub and ready to trade with trade kitchen.
- Trade patio to front with trade garden to side.
- Residential accommodation to upper parts.
- Total site area approx. 1,047 sq m (11,265 sq ft).
- Prominent building fronting busy road.

FREEHOLD – with vacant possession upon completion**GUIDE PRICE - £650,000** (plus VAT if applicable)**SUBJECT TO CONTRACT** sole selling rights

CounF223

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VIDEO TOUR

STREET VIEW

Notice AG&G for themselves and for the vendor of this property, whose agents they are given notice that 1. These particulars do not form any part of the offer or contract. 2 They are intended to give a fair description of the property. but neither AG&G nor the vendor accept responsibility for any error they may contain, however caused. Any intending purchaser must therefore satisfy himself by inspection or otherwise as to their correctness. 3 neither AG&G, nor any of their employees, has any authority to make or give any further representation or warranty in relation to this property. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Location

The pub fronts London Road (A600) and the surrounding area comprises predominantly low-rise residential accommodation with a school opposite.

Bedford town centre and its railway station lie approximately 2 ½ kilometres (1 ½ miles) to the north west. Trains run frequently into London St Pancras Station with the fastest journey time being circa 40 minutes.

A location plan is attached.

Description

A detached fully fitted pub with trade kitchen, benefitting from outdoor trading areas and residential accommodation to the upper parts.

Basement Cold beer store and ancillary storage areas.

Ground floor Open plan customer trading area decorated in a traditional style fitted with a 'L' shape bar server, a set of customer wc's and a fully equipped trade kitchen.

First floor Manager's office and residential accommodation comprising three double bedrooms, a kitchen a living room and two bedrooms.

Using the online Promap measuring service the building footprint and site area are calculated to be: -

Building Footprint	248 sq m (2,668 sq ft)
Site Area	1,047 sq m (11,265 sq ft)

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

We are advised that the property is connected to all mains services.

Licensing

From enquiry of Bedford Borough Council, it is understood that the property has a Premises Licence permitting the sale of alcohol on Sunday to Thursday from 11:00am until 11.00pm and on Friday & Saturday from 11:00am until Midnight.

Planning

From enquiry of Bedford Borough Council, it is understood that the property is not listed nor situated within a conservation area.

Rating Assessment

The property is listed as a public house and premises and has a rateable value of £25,000.

Tenure

Freehold with vacant possession upon completion.

Basis of Sale

Offers are invited on an unconditional basis (VAT is applicable in addition).

Viewing

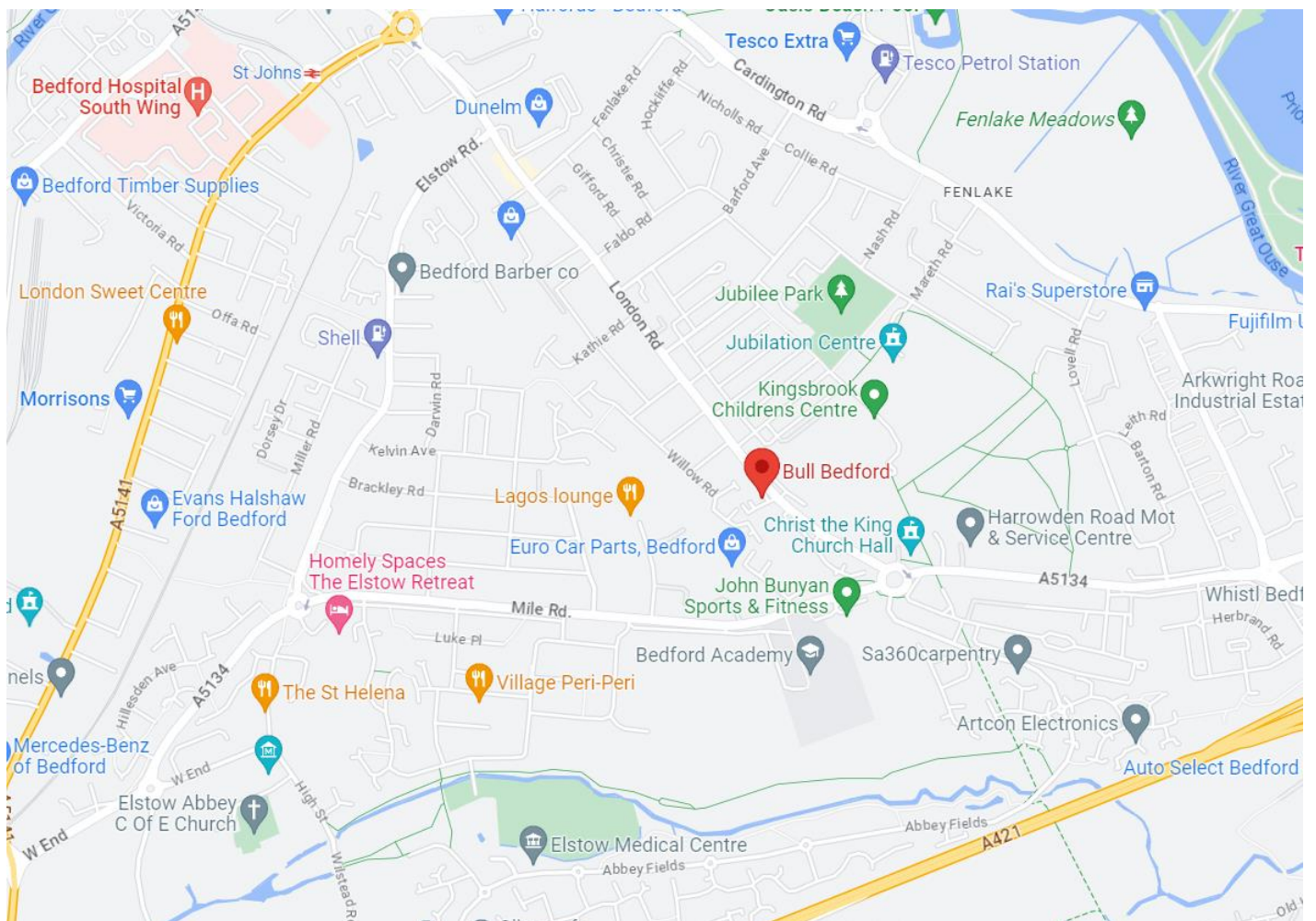
Neither staff or customers are aware that the property is being marketed. Prospective purchasers are requested to undertake discrete customer viewings in the first instance. Please do not engage in conversation with any customers or staff regarding this sale.

For further information and to arrange a viewing please contact Panayiotis Themistocli on -
Tel: 020 7836 7826 / 07973 856 232 or Email: panayiotis.themistocli@agg.uk.com

EPC

An EPC report is available upon request.

Location



Source: Google Maps. Not to scale - Provided for indicative purpose

Site Plan



Photographs

