



- + Freehold for Sale
- + Ground Floor and Lower Ground premises - Vacant
- + First Floor offices - Let
- + 138.14 sq m / 1,486.68 sq ft
- + Parking on Site
- + Prominent Location



For Sale

Offers in the Region of £330,000

52 Bunyan Road, Kempston, Bedford, Bedfordshire MK42 8HL

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Description

The property comprises a vacant ground floor and lower ground offices and an accountancy firm occupying the first floor in prominent location on Bunyan Road, Kempston.

Accommodation:

The ground floor comprises a net internal floor area of approximately 487.82 sq ft / 45.32 sq m and additional 572.86 sq ft / 53.22 sq m on the lower ground. The ground floor offers three office rooms and a cloakroom with W/C. The lower ground offers three office rooms and a kitchen.

The first floor comprises of three office rooms, a kitchenette along with a cloakroom with W/C. The first floor offers a net internal floor area of 426 sq ft / 39.60 sq m.

The first floor offices are let to Virgo Associates Limited by way of a 5 year lease from 2 November 2020 which expires on 1 November 2025 at a rent of £6,000 per annum. The lease is outside the security of tenure provisions of the Landlord and Tenant Act.

Location

Kempston is located 3 miles from Bedford Town Centre and has excellent access to the A421, A428, A6 and Junction 13 of the M1 and Milton Keynes.

Services

Mains electricity, gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation and condition.

Terms and Tenure

The property is offered for sale as a whole by private treaty. Asking price - offers in the region of £330,000.00.

Business Rate

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current ratable value of (as of 1 April 2023):

Ground Floor and Lower Ground - £5,900

First Floor - £4,950

Please note that the property currently benefits from Small Business Rate Relief (SBRR). Please note it is the proposed purchaser's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Planning

We understand the premises benefits from Class E office use, however, it is the proposed purchaser's responsibility to fully satisfy themselves in this instance by contacting the local authority on the 01234 267422.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Please note the advertised rent is exclusive of VAT as the property is not elected for VAT.

Energy Performance Certificate Rating

Ground Floor & Lower Ground - EPC - Rating of E

Frist Floor - we are currently in a process of obtaining an EPC certificate and we expect to be a rating of E.

Viewings

Viewings are strictly by appointment through Robinson and Hall LLP.

**To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2**



Land and Property Professionals

**Unit 1, Highfield Court,
Highfield Road, Oakley,
Bedford, MK43 7TA**

Agent's Notes

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