







FOR SALE - Freehold Takeaway With Residential Accommodation & Development Potential



1,306 SqFt (121.33 SqM)

21 Bedford Road, Brogborough, Bedford, MK43 0XY



-  Bedford Road, Brogborough
-  Good Access to M1 & A421
-  Ridgmont Train Station 1 Mile
-  Commercial Kitchen, WC Facilities, Extraction, Garage, Residential Accommodation
-  Singel Garage, On Street Parking To Front
-  Freehold Offers in the region of £375,000



Location

- The Premises are located on Bedford Road, Brogborough approxiamtely 7 miles east of Milton Keynes and 13 miles south of Bedford.
- Brogborough is a village and civil parish in the Central Bedfordshire district of Bedfordshire adjacent to junction 13 of the M1 motorway.
- Other neighbouring villages include Lidlington, Woburn Sands, Salford and Cranfield.



Description

- Mixed use take away/residential premises located in a village location.
- The property comprises take away with commercial kitchen, storage and WC facilities to the ground floor. An internal stair case provides access to first floor living accommodation of three bedrooms and bathroom.
- Other benefits include garage, garden to side and rear, two boilers and potential to extend or redevelop subject to planning consent.
- The takeaway is still trading and provides an excellent opportunity for a business to serve surrounding areas, villages and towns.
- The property will be sold with vacant possession.



Specification

- Commercial Kitchen
- Extraction
- WC Facilities
- Garage
- Gardens
- Extraction

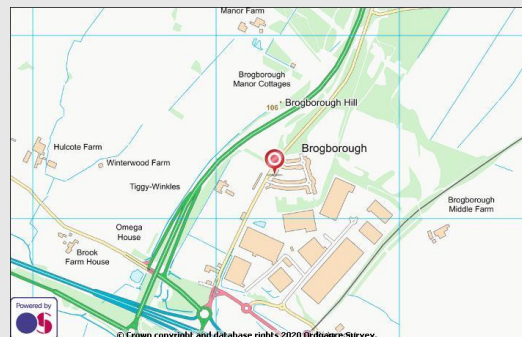


Floor Area (Gross/Net Internal Area)

The property has been measured in accordance with the RICS Property Measurement Standards (Second Edition)

Ground Floor:	65.77 SqM	708 SqFt
First Floor:	38.18 SqM	411 SqFt
Garage:	17.37 SqM	187 SqFt

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



Terms

- Freehold £375,000 Offers in the region of
- VAT: Applicable at the appropriate rate



Business Rates

- Current Rateable Value: £11,250

Interested parties are advised to make their own enquiries.



Viewing

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