

FOR SALE BY INFORMAL TENDER



145-151 Midland Road
Bedford
Bedfordshire,
MK40 1DW

Substantial D1
Premises/Development
Site

- Open Plan Halls
- Passenger Lift
- Private Offices
- Ladies, Gents & Disabled WC Facilities

Location

The premises are located on Midland Road close to the train station with quick access to the A6, A428 and A421.

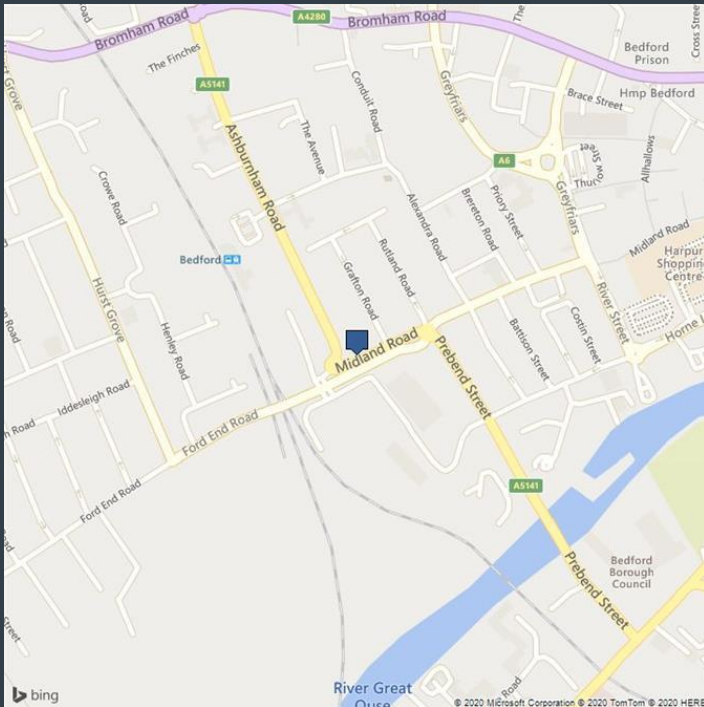
Description

Substantial D1 Premises/Development Site.

Terms

For Sale: Offers in Excess of £1,750,000 exclusive.

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.



Accommodation

A former theatre of grand proportions currently used as a home for the Mount Zion Pentecostal Apostolic Church.

The building provides a large reception space, various catering areas, welfare facilities, large hall, raised theatre seating area, offices, garage and storage.

Furthermore there is a 2/3 bedroom flat on the second floor and a block of 4 flats to the rear that are subject to a long leasehold interest.

The building also incorporates a Victorian terrace house No.2 Grafton Street to the rear with adjacent garage.

The site would be suitable for continued D use, redevelopment or partial redevelopment, subject to planning.

The sale is dependent on the current owners securing a new premises.

Further information relating to the long leasehold interest can be provided upon request.

Floor Areas

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

Accommodation	Sq Ft	Sq M
Ground Floor	8,717	809.81
First Floor	8,025	745.52
Second Floor	514	47.75
Total	17,256	1,603.13

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



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Viewings by Strictly Appointment Only on the Opening Days

The property is to be sold by informal tender with a closing date for offers on Thursday 7th January 2021 before 5pm.

An informal tender pack will be produced upon request.

Friday 4th December from 10.00am to 2.00pm

Thursday 10th December from 12.00pm to 4.00pm

Thursday 17th December from 10.00am to 2.00pm

These dates may be changed due to Covid-19 restrictions

Mr Nathan George

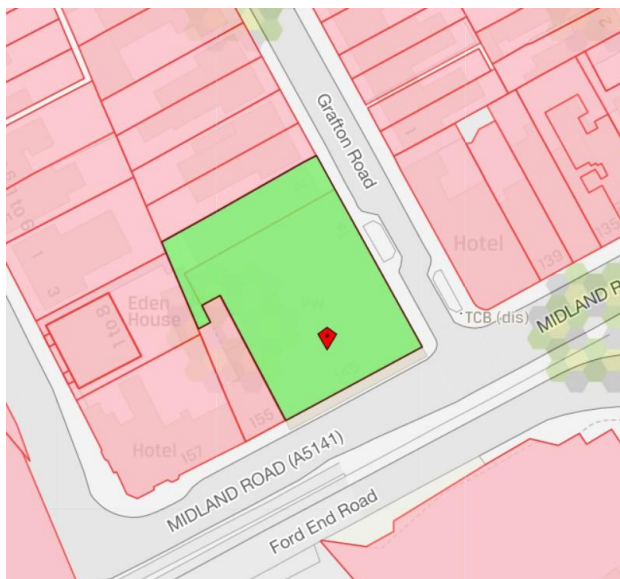
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Mr Andrew Clarke

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Long Leasehold Details

The section of the property marked in purple on the plan above relates to the first, second and third floors which are currently held by way of a long leasehold interest.

The lease commencement date is 04/08/2004 and is for a term of 99 years.

The long leaseholder is to pay the freeholder a ground rent of £50.00 per annum in the first 33 years, £100 per annum for the second period of 33 years, and £150 per annum for the final period of 33 years.