

# FOR SALE

## OCCUPIER / INVESTOR OPPORTUNITY



- **UNIQUELY RARE OPPORTUNITY!!**
- **SUITABLE FOR OWNER OPERATOR OCCUPATION OR INVESTOR**

- Location: prominent village centre; Lidlington ≈ 150 metres
- Bedford 9 miles; Milton Keynes 11 miles
- M1 J13 & historic Ampthill 4 miles; Cranfield University 7.5 miles
- Retail: fully operational & trading lock-up unit with back office and stores
- Going concern: to be transferred with fixtures & fittings + SAV
- Rear building: two storey storage unit. Suitable for alternative uses (STP)
- Residential: very high specification 1<sup>st</sup> floor 3 bedroom luxury apartment
- Private rear external space suitable for parking or storage
- Use: mixed use granted to include Class E and residential

- Retail Unit: 1,262 ft<sup>2</sup> (117.20 m<sup>2</sup>)
- Rear Storage Building: 1,378 ft<sup>2</sup> (128.00 m<sup>2</sup>)
- (Measurements exclude 3 bedroom first floor apartment)

- Price: £1,150,000 for the freehold properties, trading business, F&F plus SAV
- VAT not applicable
- Rateable value: £5,400 (commercial); Council tax band B
- Energy performance rating: C51

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