

For further information
please contact:

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Graylaw House,
21 Goldington Road,
Bedford, MK40 3JY

Freehold

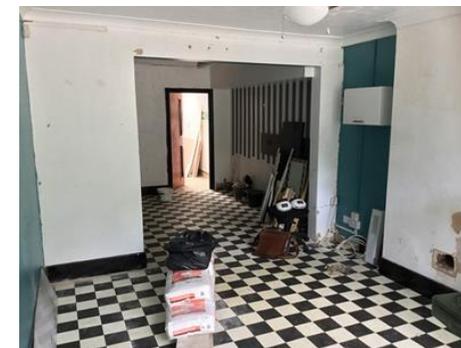
**94 Bedford Road, Kempston,
Bedford, MK42 8BG**

£230,000 for the Freehold

775 Sq Ft / 72 Sq M

The property is a prominent retail unit located on Bedford Road, Kempston. The ground floor retail area has recently undergone refurbishment to create a self contained unit which includes kitchenette as well as W.C. The first floor has a separate front access and would be suitable as a separate retail, office and potential residential conversion and also benefits from W.C. and kitchenette.

To the rear of building is an open plan yard with gated access from Bedford Road and would be suitable for storage or parking.



94 Bedford Road, Kempston, Bedfordshire, MK42 8BG

Location

Kempston is located approximately 3 miles from Bedford and 10 miles from Milton Keynes. Kempston is situated within easy reach of the M1 at junction 13, the A421 and the A1, providing access to London, Cambridge and the North.

Kempston benefits from a selection of schools, a large rural park, riverside walks, indoor heated swimming pool, and a range of shops and restaurants.

Terms & Tenure

The premises are available for sale freehold at a figure of £230,000 exclusive.

Accommodation

Approx. Net Internal Area:

Retail Area:	244 sq ft	(22.66 sq m)
Ancillary/Storage:	77 sq ft	(7.1 sq m)
First Floor	454 sq ft	(42.2 sq m)
Total:	775 sq ft	(72 sq m)

Rates

Rateable Value £4,100. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is D - 96

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

Joshua Parello joshua.parello@stimpsonseves.co.uk