

**fisher
german**

157 Midland Road

Bedford, MK40 1DW

Freehold
Investment

4,844 Sq Ft (450.2 Sq M)



For sale | All Enquiries



Amenities



Rent



Tenant



EPC



Freehold



Town Centre Location

Description

Formerly the well-known Paddington public house, was shut to the public in 2013 and converted into residential apartments.

Following the residential conversion the property has UPVC double glazing and now comprises:

- 15 Apartments
- 6 x 1 Bedroom
- 8 x Studios
- 1 x 2/3 Bedroom

Bedford is an increasingly attractive location for residential property investment, offering a compelling

mix of affordability, strong rental demand, and long-term growth potential. As the county town of Bedfordshire, it benefits from excellent transport links—most notably a direct rail line to London St Pancras in under 40 minutes—making it ideal for commuter tenants. The local rental market is buoyed by a growing population, good schools, and a diverse housing stock ranging from period homes to modern developments.

Key regeneration projects and the proposed Universal Studios theme park nearby are expected to further boost economic activity, job creation, and housing demand. With competitive property prices compared to nearby commuter towns, Bedford presents a high-yield, high-potential opportunity for residential investors.

Location

The property takes a prominent position on the corner of Ashburnham Road and Midland Road in the town centre of Bedford. Ideally located within walking distance of Bedford Train Station.

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Transport links include excellent access to the A421 bypass, linking to both the A1 and M1, and Milton Keynes. For those commuting by train, Bedford Station lies approximately 150 yards away and is the northern terminus of the Thameslink route with Thameslink services operating to Brighton through St Albans City and London St Pancras is circa 45 mins away. Services from the station also call at Luton Airport Parkway and Gatwick Airport.

Locations

A6: 1.4 miles

A421: 1.9 miles

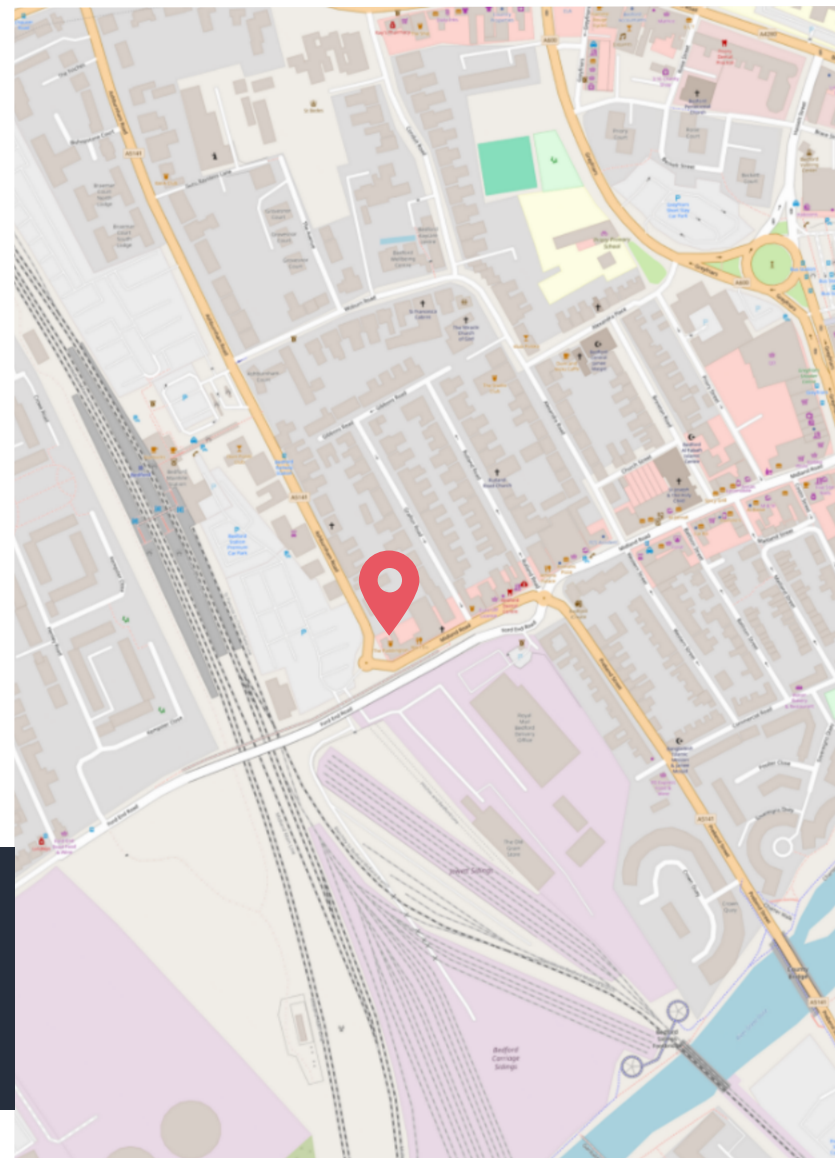
M1 J13: 8.9 miles

Nearest station

Kempston Hardwick: 2.4 miles

Nearest airport

London Luton: 20.7 miles



Bedford Town Centre Location Plan



Further information

Accommodation

Unit No.	No. Of Bedrooms	Floor Area Sq M	Floor Area Sq Ft
1	1	29.0	312
2	1	26.1	281
3	1	35.8	385
4	Studio	25.3	272
5	Studio	35.6	383
6	Studio	25.2	271
7	Studio	23.2	250
8	Studio	27.3	293
9	Studio	16.92	182
10	1	29.0	312
12	1	28.2	303
13	Studio	18.46	199
14	1	27.3	294
15	Studio	21.0	226
17	2/3	81.85	881

Tenure

This property is available to purchase / To Let at an asking price / rental figure available on request.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Anti Money Laundering

The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Planning

The current permitted uses of the site fall within use class C4 of the Town and County planning order updated from the 1st September 2020.

The property benefits from a lapsed planning consent for an extra flat in the roof space (ref: 17/01652/FUL).

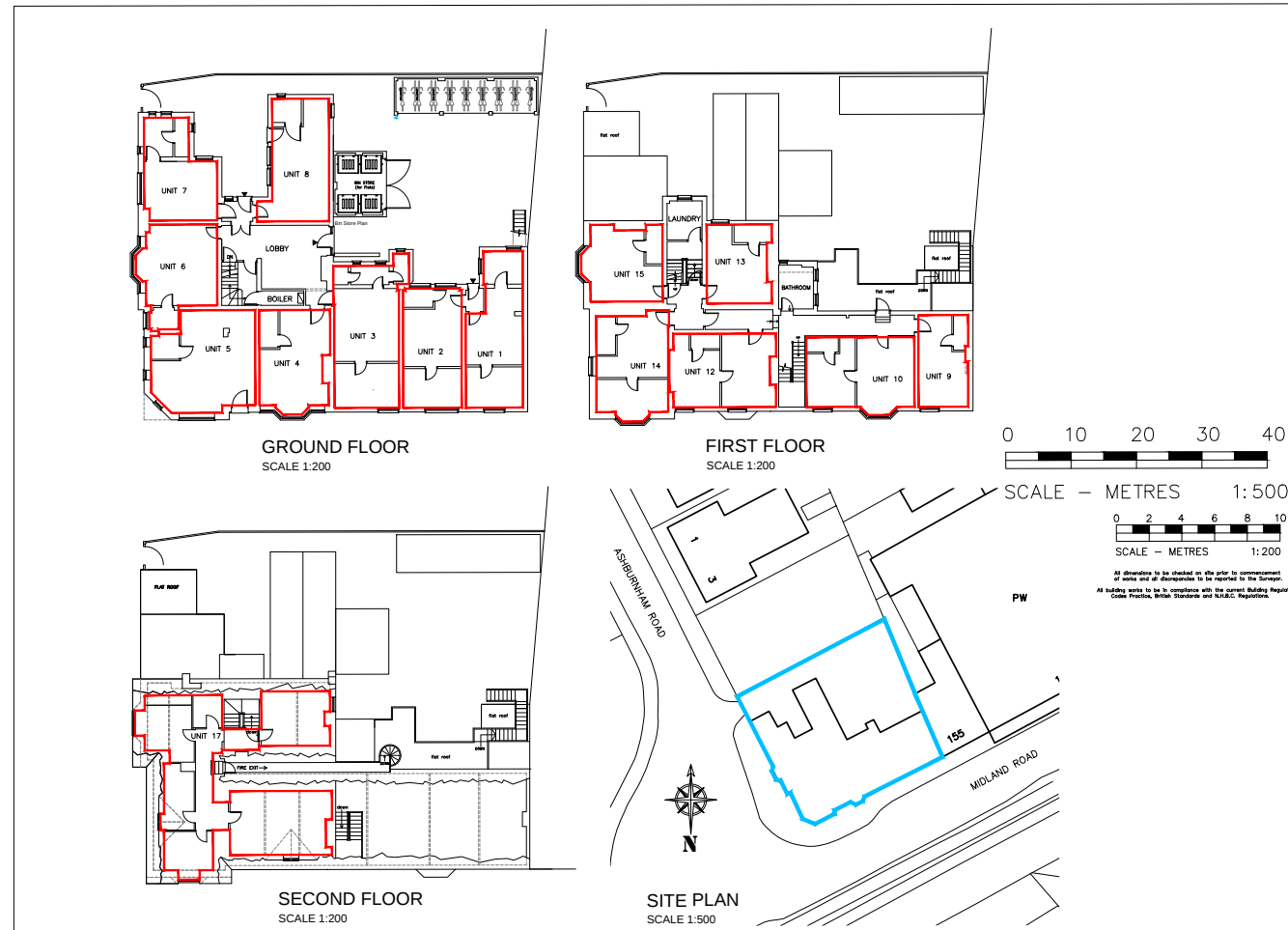
Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: 157 Midland Road, Bedford, MK40 1DW
What3words: ///under.rungs.offers

Floorplans



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated May 2025. Photographs dated April 2025.



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