



Long Leasehold
£950,000



1 Hammond Road
Bedford, MK41 0UD

Long Leasehold | Investment | 1.55 Acres (0.62 Hectares)



FOR SALE



Location

This attractive building is set in the heart of Elm Farm Industrial Estate approximately 2 miles from Bedford town centre and in close proximity to the Bedford Bypass and the A1.

Bedford, the county town of Bedfordshire, is situated approximately 13 miles from junction 13 of the M1 and within approximately 9 miles of the A1. The Bedford southern bypass, the A421, provides a direct link to the A1, junction 13 of the M1 and Milton Keynes. The bypass also links with the A603, A600 and the A6 southbound to Luton.

The mainline railway station in town centre provides a regular service to London St Pancras.



Description

The property comprises a two storey office building of brick construction beneath a part flat and part pitched roof together with an adjoining two-storey warehouse/office building. Parts of the property have recently been refurbished.

The property totals approximately 1.55 acres (0.62 hectares), with the two storey office building benefiting from a yard area of approximately 0.65 acres.



Amenities



Rent



Tenant



Service Charge



Motorway



Leasehold



Transport Links





Further information

Leasehold Title

The property is held on a 150 year leasehold title from 27th October 2021(registered title number BD343956) with the freehold owned by Bedford Borough Council. A copy of the leasehold documentation is available in the data room.

Ground Rent

A ground rent is payable to Bedford Borough Council to the sum of £43,575 per annum, payable quarterly in advance.

Occupational Agreements

The office tenants occupy on licence agreements of 3 year terms and Selwood Limited occupy on a 15 year lease from 18th November 2020 with 5 yearly rent reviews.

Copies of all agreements are available in the data room.

Tenure

This property is available to purchase for the long leasehold at a guide price of £950,000 exclusive of VAT on an unconditional basis.

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.

Planning

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

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.

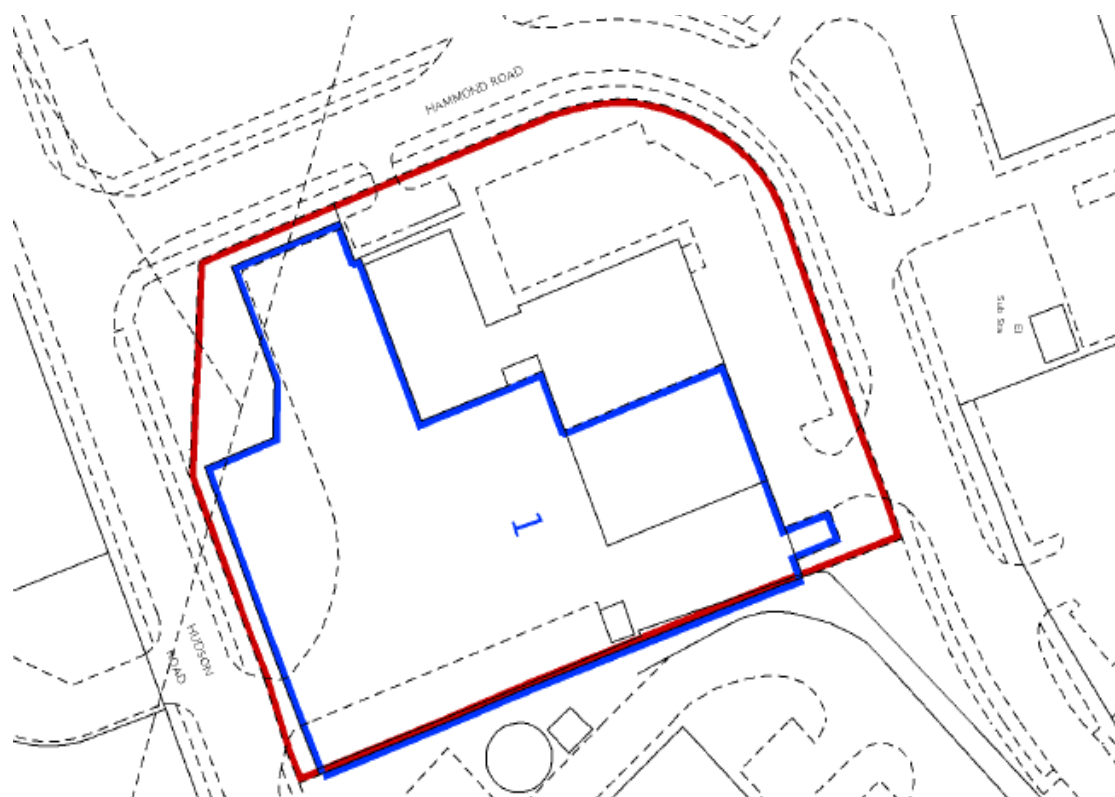
VAT

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

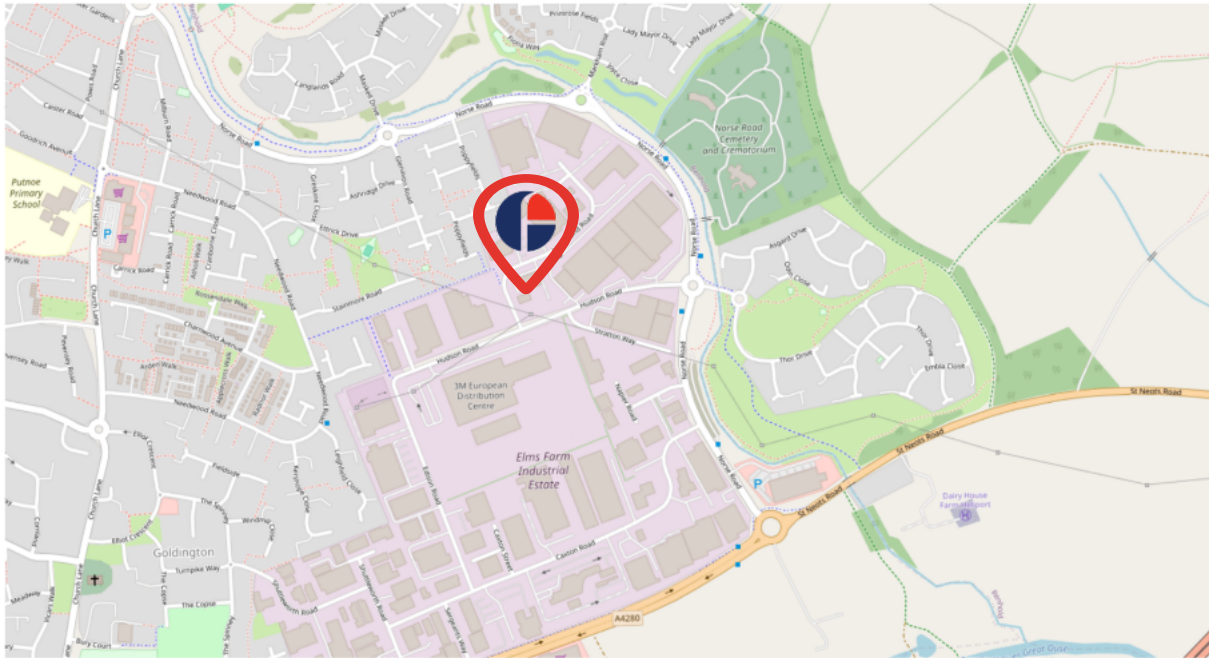
Viewings

Strictly by prior arrangement with the sole agents.

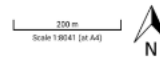
Tenant	Annual Rent	Annual Service Charge
Horizon HR Ltd	£3,540	£2,065
Simply Gadgetz Ltd	£3,316	£2,412
Autism Bedfordshire	£15,042	£6,835
Sherpa Marketing Ltd	£15,924	£5,364
Mynott Bowers Ltd	£12,145	£6,940
MAK Studios (UK) Ltd	£6,600	£5,300
Tick Education Ltd	£11,000	£6,590
Acts of Faith Ministries Ltd	£3,784	£1,892
Selwood Ltd	£50,000	£0.00
Total income per annum	£122,351	£37,398



1 Hammond Road, Bedford



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Approximate Travel Distances



Locations

- A1 - 9 miles
- Luton - 19 miles
- Milton Keynes - 18 miles



Nearest Station

- Bedford - 4.1 miles



Nearest Airport

- London Luton - 32.7 miles



Viewings



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Particulars dated February 2024. Photographs dated July 2021.

