



Sale Price
£550,000



**15, 17 & 19 Mill Street,
Bedford, MK40 3EU**

Freehold Commercial Investment | £550,000 | 4,198 Sq Ft (GIA)



FOR SALE



Location

The premises is located in a prime location on Mill Street just off the High Street of Bedford, benefiting from the full footfall the town centre has to offer.

Bedford, the county town of Bedfordshire, is situated approximately 11 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 A6 is approximately 2 miles west and is a major road link to Bedford and Luton with the A1 being approximately 2.5 miles east.



Description

The property consists of three ground floor retail units all fully let on 10 year lease terms creating an income of £50,735 per annum exclusive.

The freeholder benefits from ground rents payable by long leaseholders of £3,405 per annum. The ground rents are subject to increases every 10 years linked to RPI.

The building has recently undergone extensive conversion of the upper parts from offices into residential apartments. The ground floor retail units have equally been refurbished and offer prominent shop frontage in the heart of Bedford town centre.



Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Retail Unit	Sq Ft	Sq M
15 Mill Street	958	89
17 Mill Street	1,598	148
19 Mill Street	1,647	153
Total	4,198	390



Amenities



Rent



Refurbished



Transport Links



Tenant



Freehold



Further information

Tenure

All 3 units are let for a term of 10 years from November 2020 with rent reviews and tenant only break options on the 12th November 2025. Copies of the leases can be provided upon request. The tenants are Rickpark Retail Limited who are trading as Montego's African & Caribbean Food Market.

Each unit has one allocated parking space to the rear.

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

Rateable Value

The property has yet to be re-rated.

2022/2023 Rates Payable 0.512p in the £.

EPC

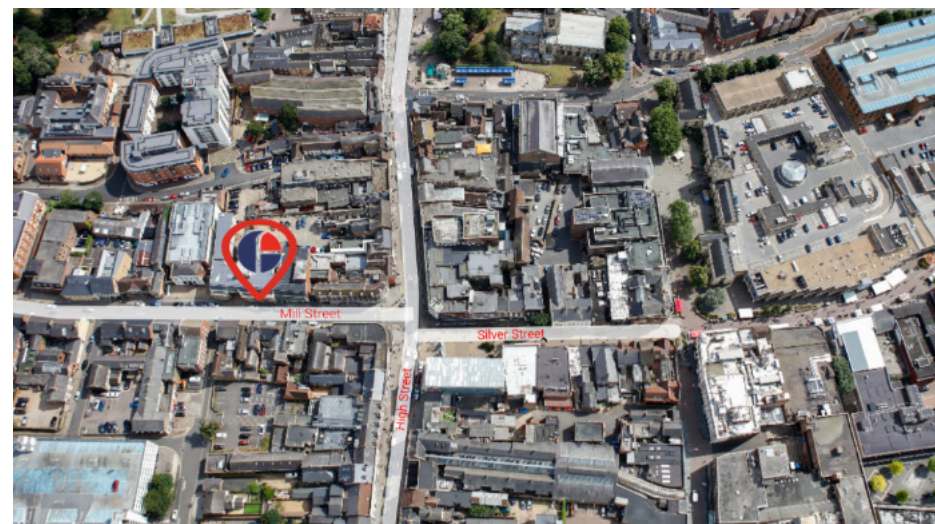
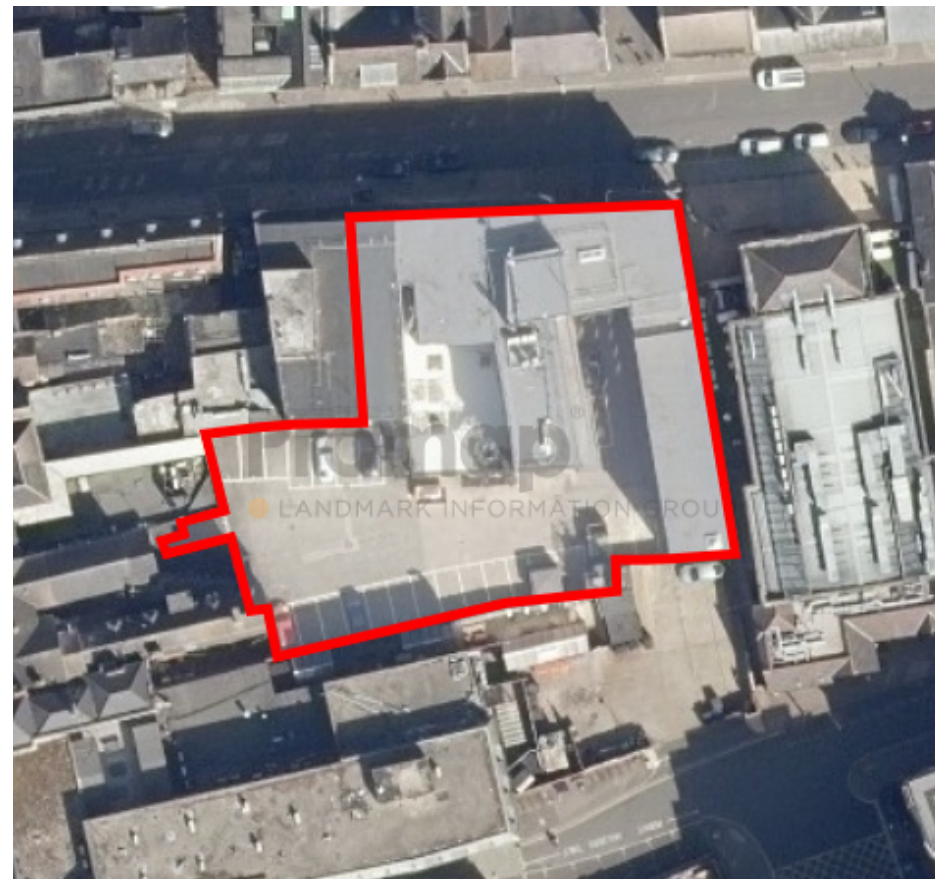
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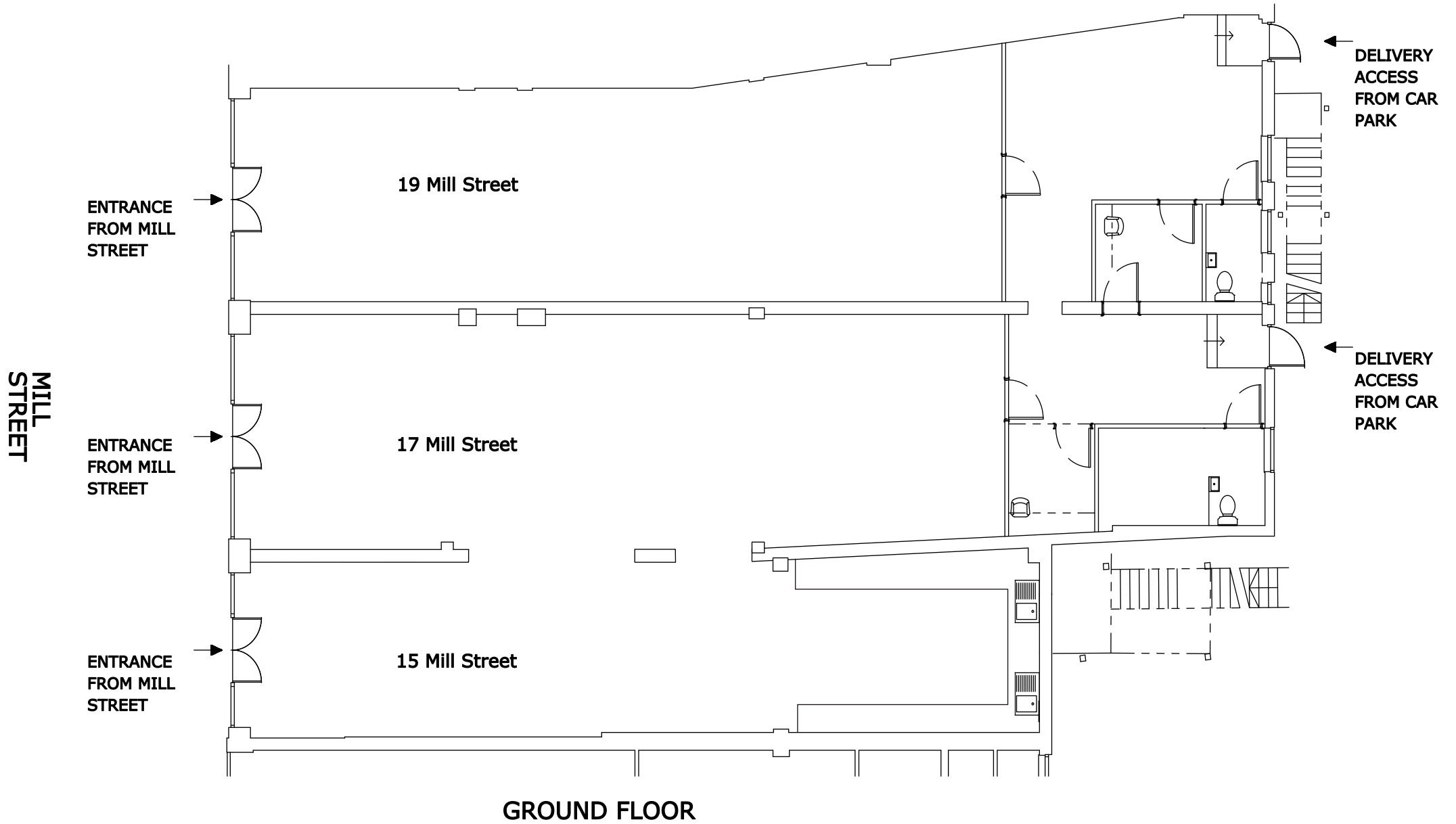
Planning

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.

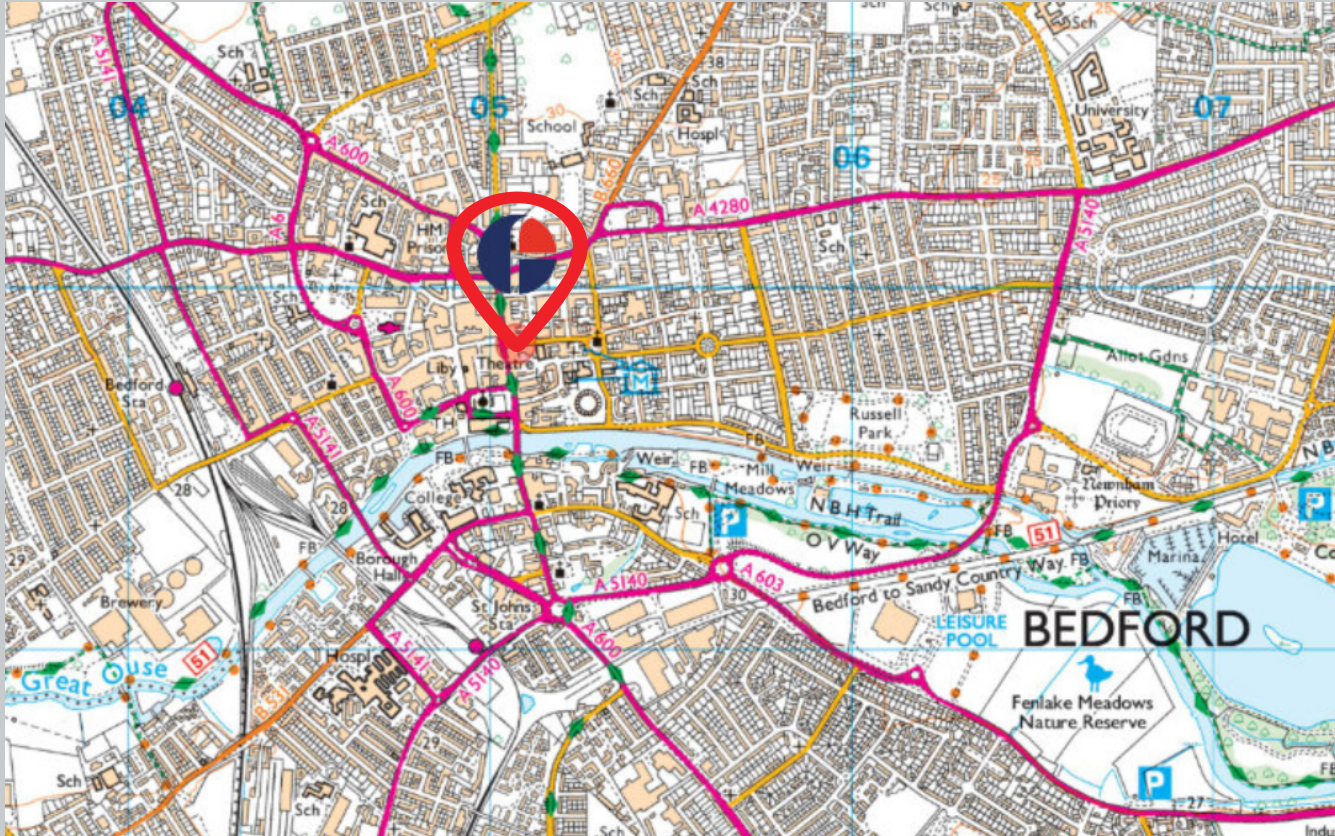
VAT

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





15, 17 & 19 Mill Street



Approximate Travel Distances



Locations

- A421 - 3 miles
- M1 J13 - 14 miles
- Milton Keynes - 18 miles



Nearest Station

- Bedford - 1.2 miles



Nearest Airport

- London Luton - 31 miles



Viewings



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Particulars dated January 2024. Photographs dated June 2023.



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