

**fisher
german**

188-190 Bedford Road

Kempston, Bedfordshire, MK42 8BL

Freehold
Retail, offices with
residential apartment

1,567 Sq Ft (145.55 Sq M)



For sale | £495,000 excl



Amenities



Business
Rates



Prominent Retail
Location



Town Centre
Location



Tenanted
in Part



Transport
Links



Freehold

188-190 Bedford Road

1,567 Sq Ft (145.55 Sq M)

Description

The property comprises a mixed-use freehold investment and owner-occupier opportunity arranged over basement, ground and first floor levels, together with a self-contained residential flat.

The ground floor retail unit extends to approximately 745 sq ft (69.3 sq m) of predominantly open plan retail space with additional offices and occupies a prominent trading

position fronting Bedford Road, benefiting from excellent viability through a double width shop frontage and strong levels of passing traffic. Ancillary basement accommodation provides a further 234 sq ft (21.7 sq m), suitable for storage.

The first floor provides approximately 286 sq ft (26.5 sq m) of office accommodation, offering flexible ancillary space suitable for a range of business uses. In addition, the property incorporates a self-contained one-bedroom residential flat extending to approximately 302 sq ft (28.05 sq m), currently providing additional income generation but alternatively could allow owner occupation.

In total, the property provides approximately 1,567 sq ft (145.55 sq m) of accommodation and offers asset management, investment and potential value-add opportunities. The combination of commercial and residential accommodation, together with the prominent roadside location, makes the property suitable for investors, owner-occupiers and developers alike.

Location

188-190 Bedford Road occupies a prominent roadside position on one of Kempston's principle commercial thoroughfares, approximately 1.5 miles south-west of Bedford Town Centre. Bedford Road (A428) provides a direct link between Kempston and Bedford, whilst also offering ever convenient access to the A421 dual carriageway, connecting to the M1 motorway (Junctions 13 & 14), Milton Keynes, Cambridge and the wider regional road network.

The property is situated within an established mixed-use area comprising a range of local retailers, trade occupiers, community facilities and residential accommodation. Nearby occupiers include a variety of independent businesses and national operators, providing strong levels of passing traffic and local amenity. Bedford town centre offers an extensive range of retail, leisure and professional services, together with Bedford's mainline railway station, which provides regular services to London St Pancras International.

Kempston is one of Bedfordshire's largest urban areas and benefits from a substantial residential population, making the location attractive for owner-occupiers, investors and developers alike. The property's prominent frontage, excellent visibility and accessibility contribute to its strong commercial appeal.

Locations

M1, junction 13: 10 mile

A428: 3.3 miles

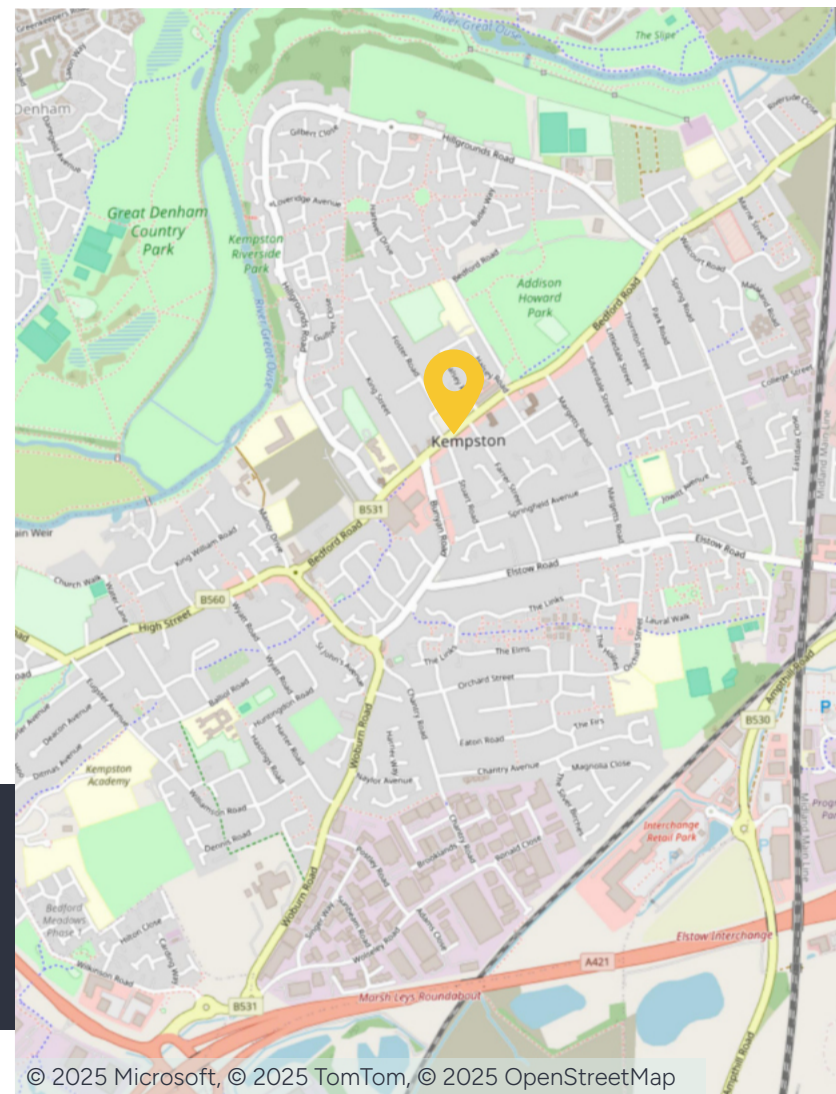
Milton Keynes: 16.8 miles

Nearest station

Bedford: 2 miles

Nearest airport

London Luton: 25.9 miles



Further information

Tenure

Freehold title for sale.

The ground floor commercial space is sold with vacant possession subject to the existing tenant vacating in December 2026.

The first-floor offices are available with vacant possession.

The residential flat is currently let at a passing rent of £725 pcm (includes utilities).

Asking Price

This property is available to purchase at an asking price of £495,000 exclusive of VAT.

Council Tax

Flat 1st floor

Tax Band: A

Local Authority: Bedford

Local Authority Ref: 81458

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Ground floor - retail

Rateable Value £14,500

Rates Payable £5,539

First floor - office

Rateable Value £3,400

Rates Payable £1,468.8

2026/2027 Rates Payable 38.2p & 43.2p in the £.

Services

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

It is our understanding that:

- Electric for commercial & residential separately metered
- Gas central heating - commercial only
- Climate control unit - commercial offices on first floor

Planning

The current permitted uses of the site fall within use class E and C3 of the Town and County planning order updated from the 1st September 2020.

EPC

The EPC rating is:

Ground floor retail: D 89

First floor office: D 82

First floor residential: D 64

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.

Further information

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.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: 188-190 Bedford Road, Kempston, Bedfordshire, MK42 8BL

What3words: ///bland.castle.dragon

Description	Sq.ft	Sq.m
Basement	234	21.7
Ground floor - Retail	745	69.3
First floor - Office	286	26.5
First floor - Residential	302	28.05
Total	1,567	145.55





Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated September 2026. Photographs dated September 2026.



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