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# 38 Allhallows

Bedford, MK40 1LN

Freehold Investment  
Retail

1,573 Sq Ft (146.31 Sq M)







## Amenities



Rent



Tenant



Business  
Rates



Town Centre  
Location



EPC



Transport  
Links

## 38 Allhallows

1,573 Sq Ft (146.31 Sq M)

### Description

This is a highly visible and prominent three storey retail unit with a modern glass shop frontage.

The central entrance door opens into an open plan sales area. There are stairs at the rear of the unit that provide access to the first floor which is almost entirely open plan and further provides access to the second-floor staff/kitchen area and male and female WCs.

## Location

Strategically located in the heart of Bedford's central business district, Allhallows presents a compelling opportunity for commercial property investors seeking a premises with strong visibility, high footfall, and long-term growth potential.

This established town centre location benefits from immediate proximity to Bedford Bus Station, ensuring consistent pedestrian traffic and excellent transport connectivity for both customers and employees. Surrounded by national retailers, independent businesses, and ongoing regeneration projects, Allhallows offers a well-balanced commercial environment ideal for retail, office, hospitality, or mixed-use developments.

Bedford itself is a key regional town with a growing population, supported by significant infrastructure investment and strong commuter links to London, Cambridge, and the Midlands. Allhallows is central to this growth, offering not only short-term returns but also long-term capital appreciation as the town centre continues to evolve. Especially with Bedford set to become on the UK premier entertainment destination with Universal Studios opening in circa 2031.

### Locations

A421: 2.8 miles

M1 J13: 11.5 miles

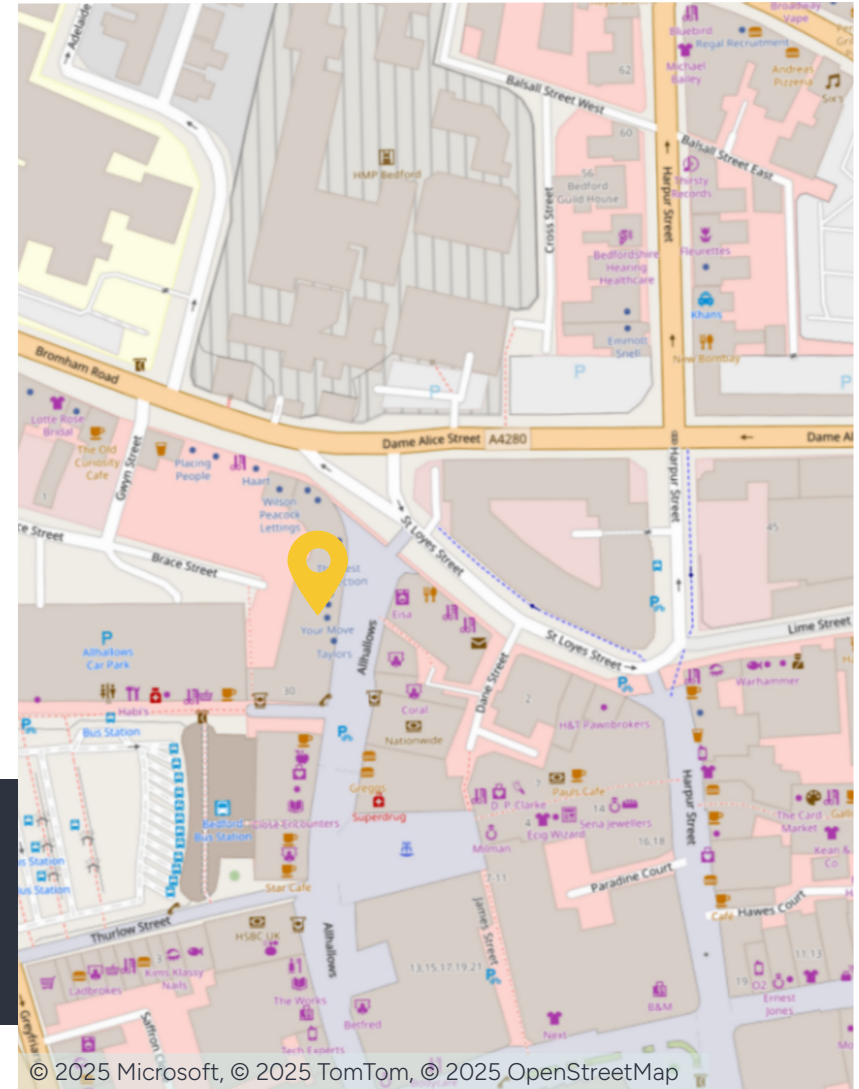
A1: 10 miles

### Nearest station

Bedford: 0.5 miles

### Nearest airport

London Luton: 28.2 miles





## Accommodation

Description	Sq Ft	Sq M
Ground Floor	645	59.9
First Floor	695	64.71
Second Floor	233	21.7
<b>Total</b>	<b>1,573</b>	<b>146.31</b>



## Further information

### **Tenure**

Freehold.

### **Tenancy**

This property is available for sale on a freehold title and subject to the newly agreed lease terms to the existing tenants trading as Your Move Estate Agents on a term of 5 years dated November 2025 with a tenant only break clause at the end of year 3.

Rent is set at years 1 & 2: £22,500 per annum and years 3, 4 & 5: £23,000 per annum paid quarterly in advance.

The lease is contracted within the security of tenure provisions of sections 24-28 of the Landlord & Tenant Act 1954.

### **Asking Price**

This property is available to purchase at an asking price of £295,000 exclusive of VAT.

### **Business Rates**

Tenants are responsible for paying business rates directly to the local authority.

### **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.

### **Service Charge**

A service charge is payable in respect of the upkeep of the common parts.

### **Fixtures & Fittings**

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

### **EPC**

The EPC rating is D-76.

### **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: 38 Allhallows, Bedford, MK40 1LN  
What3words: ///entire.divide.inform

## Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated August 2025. Photographs dated August 2025.



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