



## Jakins Yard, Barton Road, Kitchen End, Silsoe, MK45 4QT

Substantial Yard & Premises

### Summary

<b>Tenure</b>	For Sale
<b>Available Size</b>	2.37 to 3.50 Acres / 0.96 to 1.42 Hectares
<b>Service Charge</b>	N/A
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Large Open Storage Site
- Proximity to A6 (Luton-Bedford)
- Agricultural Unit On-Site (Circa 6,000 sqft)

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## Description

The overall site consists of two Titles, one of which is for commercial use and the other for residential use - although is being used part commercially. Their respective and combined site areas are as follows (approx):

- Commercial Site Area = 103,330 sqft | 9,599 m<sup>2</sup> | 2.37 acres | 0.95 hectares
- Residential Site Area = 49,017 sqft | 4,554 m<sup>2</sup> | 1.13 acres | 0.45 hectares
- Total Site Area = 152,347 sqft | 14,153.51 m<sup>2</sup> | 3.50 acres | 1.40 hectares

The commercial aspect of the land currently has planning consent for 'Christmas tree sales' - although pursuant to our discussions with a local planning advisor, it is felt more conventional commercial uses could be obtained STPP.

Erected upon the commercial part of the land is an agricultural unit measuring approximately 6,000 sqft (557.42 m<sup>2</sup>). Upon the residential part of the land is a dwelling complete with garden and parking.

## Location

The subject site is located between the Bedfordshire villages of Silsoe and Barton le Clay. Major nearby towns include Bedford to the north; Luton to the south; Flitwick and Ampthill to the west and Hitchin to the east. Situated off Barton Road, the site is less than a kilometre from the A6, (leading to Luton and Bedford). Further afield is the M1 (J12).

## Terms

The premises are currently occupied but will be available upon a freehold basis with vacant possession. Our client's preference is to sell the site in its entirety, but may consider a disposal of the commercial and residential parts separately.

- Commercial = £999,500
- Residential = £1,000,000
- Entire Site = £1,999,500

## Rateable Value

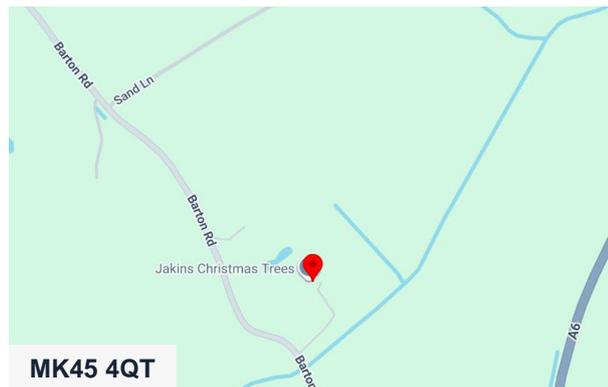
We have been advised by Central Bedfordshire Council that the Rateable Value for the property is £15,000. Please note this is not Business Rates payable.

## VAT

All costs are subject to VAT at the appropriate rate if applicable.

## Legal Costs

Each party is to bear its own costs incurred.



## Viewing & Further Information



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