



ALL AFRO CARIBBEAN REST

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**DON'T LOOK FOR LOOSE COFFEE**



**£2,083.33**PCM

**Freehold**

*Bunyan Road,  
Bedford,  
MK42*

## **Business for Sale – £40,000 Premium**

### **Bunyan Road, Kempston**

**New Lease – £25,000 per annum** An excellent opportunity to acquire a well-established café business located on **Bunyan Road, Kempston**, within a busy local parade that benefits from strong footfall and significant ongoing residential development in the area. The premises are fully equipped and ready for immediate operation, featuring a **commercial kitchen with full extraction system**, along with fixtures, fittings, and café equipment included in the sale. The current operator has achieved a **high turnover**, making this an ideal opportunity for an experienced caterer or entrepreneur looking to take over a successful and established business with strong potential for further growth. The property also benefits from a **spacious three-bedroom flat** above, which can either be used as **owner's accommodation** or **rented out separately** to generate additional income. Externally, there is a **large garden with outbuildings**, a **side entrance for deliveries**, and **off-street car parking** – a rare advantage in this location. Kempston is a thriving and expanding area just outside **Bedford**, offering excellent local amenities and strong transport connections via the **A421, A6, and Bedford railway station**, providing easy access to London and surrounding towns. This is a **turnkey opportunity** to acquire a well-positioned and profitable business with the benefit of a new lease and additional residential accommodation offering further income potential. **Premium: £40,000**

**Rent:** £25,000 per annum (new lease)

**Use:** Café / Restaurant (E use class)

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### **FEATURES:**

New Terms to be Negotiated

Business For Sale

Â£25

000 pa rent

Whole Building

Three Storey Building

E Class Use

Premium required

3 bedroom flat above



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## Camberwell Estate Agents

Located in the iconic Hanover Square minutes from Oxford Circus & Bond Street tube stations and just off Regent Street.

📍 112 Denmark Hill Camberwell  
SE5 8RX London  
Tel: 020 7978 8668

## Mayfair Estate Agents

Located in the iconic Hanover Square minutes from Oxford Circus & Bond Street tube stations and just off Regent Street.

📍 17 Hanover Square Mayfair  
London W1S 1JB  
Tel: 020 7183 8887

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Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.

