

Kempston - 97 High Street, Bedford MK42 7BS
Retail Premises with Parking to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Kempston - 97 High Street, Bedford MK42 7BS

Retail Premises with Parking to Rent



Property Features:

- Comprises Grade II Listed commercial premises arranged over ground and first floor
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Nearby occupiers include Papa John`s Pizza, BP Petrol Station and Co-Op Food, amongst other local retailers.

Property Description:

Comprises ground floor retail premises (former children`s nursery) with ancillary accommodation at first floor. The property benefits from gated yard, suitable for parking 1 vehicle and provides the following accommodation and dimensions:

Ground Floor: 25 sq m (270 sq ft)

2 rooms, yard suitable for parking up to 2 cars

First Floor: 47 sq m (503 sq ft)

2 rooms, kitchenette, bathroom

Total GIA: 72 sq m (773 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £288.46 per week (PCM: £1,250)

Deposit: £3,750 (3 Months)

Rateable Value:

Rateable Value - £2,950 p.a.

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

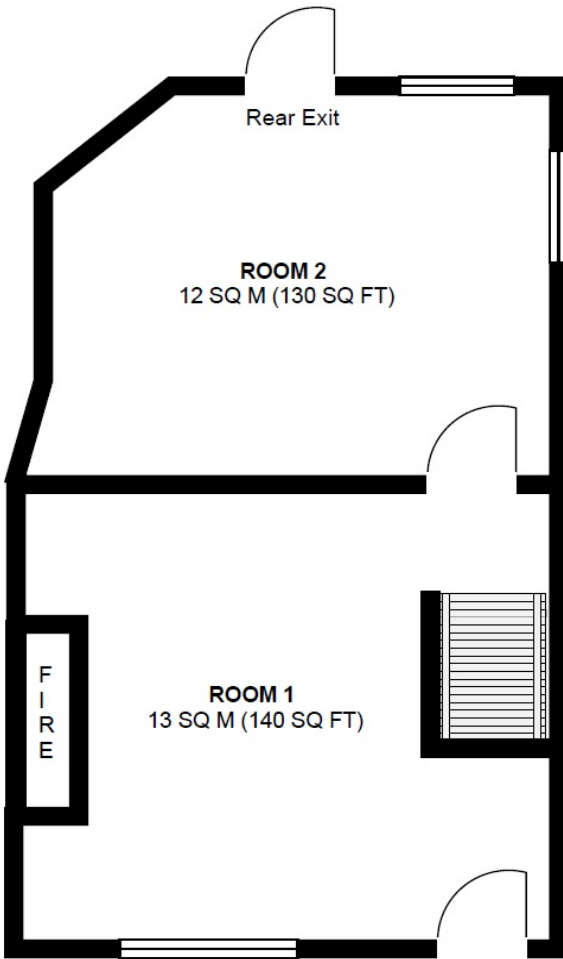
EPC:

Certificate and further details available on request.

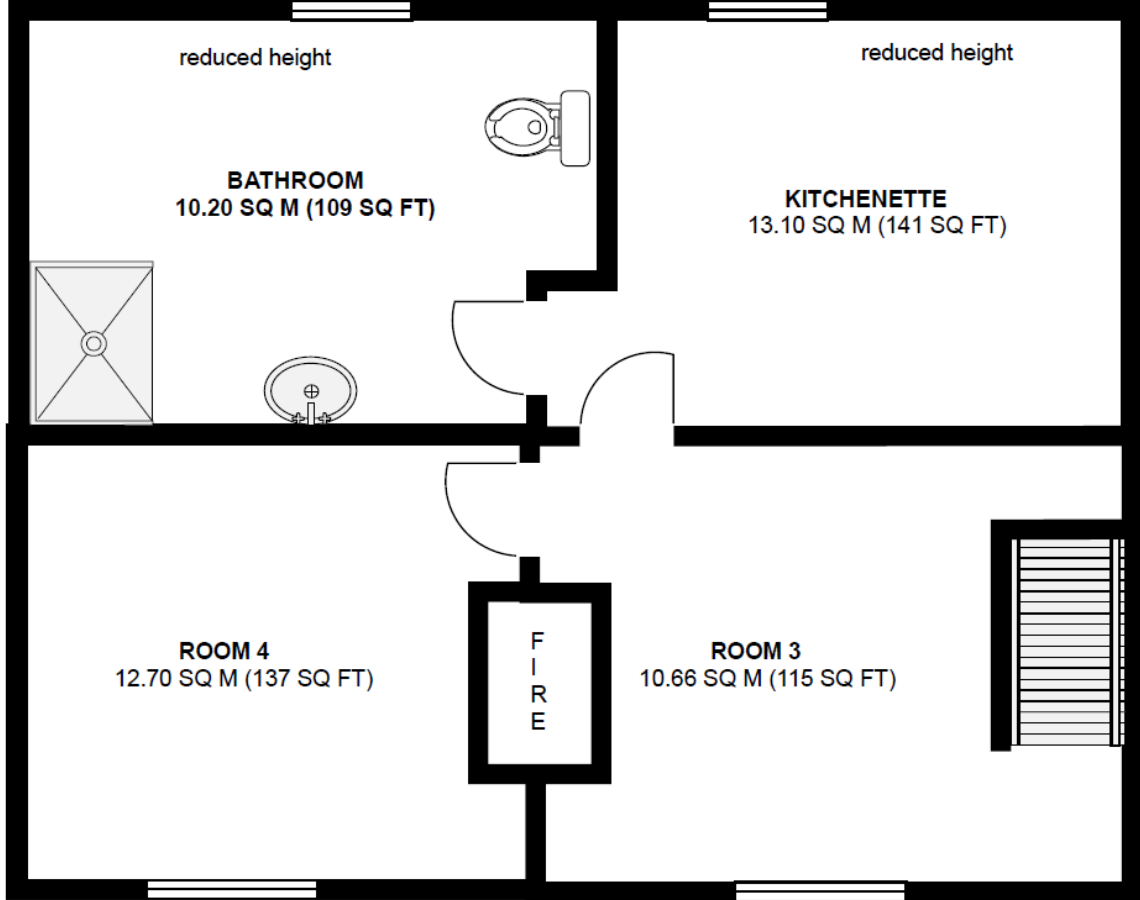


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Ground Floor



First Floor

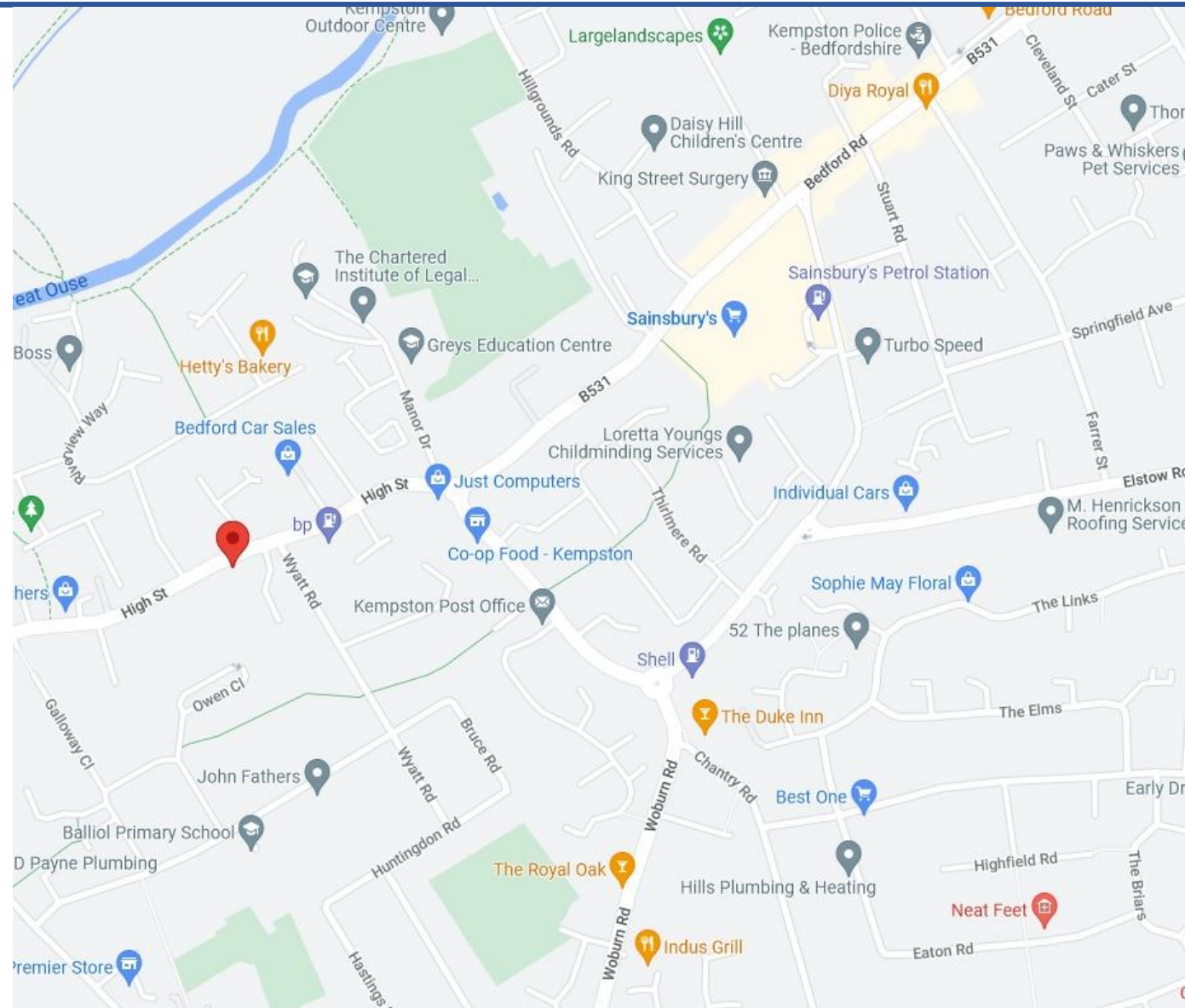
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Location:

Kempston is a town and civil parish in the Borough of Bedford, Bedfordshire, England. It had a population of 19,330 in the 2011 census. Kempston is part of Bedford's built-up area and is situated directly south-west of Bedford. Transport links include excellent access to the A421 bypass linking to both the A1 and M1 and Milton Keynes and for people commuting by train, Bedford Station linking to St Pancras lies approximately 2 miles away. The property is ideally located for all of the Kempston's amenities including well respected schools, Addison Park and the Saxon Centre which contains Sainsbury's supermarket, Costa Coffee and other national retailers.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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