




Business Sale – Giuseppe Deli


94 Queens Drive, Bedford, MK41 9BS

 Lease £8,400 Per Annum | Premium: £70,000

 457 Sq Ft / 42.5 Sq M

 Situated on Queens Drive in the sought-after Putnoe area, this well-established family run Italian delicatessen offers a charming, fully fitted retail premises with strong local trade.

The practical food-led layout includes retail space, ancillary office and storage areas, and comes fully equipped with a cold room, deli/meat slicer, fridges, and all fixtures and fittings. The business is offered as a going concern with goodwill, benefits from high footfall in a family-friendly suburb, holds an alcohol licence, and includes one allocated rear parking space.

 The business trades successfully Monday–Saturday 8:30am–4:30pm and Sunday 8:30am–4:00pm. Available on new lease terms from June 2026.

Viewings by appointment only.



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Location

Situated on bustling Queens Drive in desirable Putnoe, this established Italian deli at No. 94 benefits from high footfall in a family-friendly residential suburb. Excellent connectivity includes frequent local buses, quick A421 access to London/Cambridge, and Bedford Rail Station just 2 miles away ideal for thriving food businesses.

Terms & Tenure

The business is available on new lease terms from June 2026, subject to landlord approval. Rent: £8,400 per annum

Premium: £70,000 for the benefit of the business, goodwill, and fixtures & fittings

Fixtures and fittings include: meat/deli slicer and refrigeration units

Accommodation

- ✓ Storage facilities
- ✓ Cold room fridge
- ✓ Rear access with 1 parking space
- ✓ Total Retail area 457 Sq Ft / 42.5 Sq M

EPC

The EPC rating for the property is D

For further information
please contact:

01234 341311

Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

Rates

Rateable Value £8,100. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:



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