

## For Sale

### 32-34 St. Loyes Street, Bedford, MK40 1EP



£295,000 for the Freehold.



1,480 Sq Ft / 137.6 Sq M



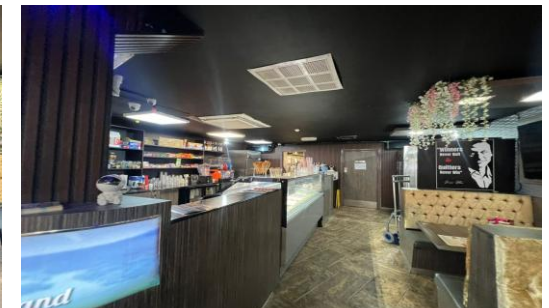
The property comprises a prominently positioned, multi-level commercial premises located on St Loyes Street in the heart of Bedford town centre, benefiting from strong footfall and close proximity to the High Street and established leisure operators.



The premises is currently let and falls within Use Class E, with extraction in place, supporting its ongoing commercial use.



The property is held on a lease with approximately 6 years remaining, producing an annual rental income of £20,000 per annum. The lease incorporates rent review provisions, offering the potential for future income growth and making the asset an attractive investment opportunity.





## 32-34 St. Loyes Street, Bedford, MK40 1EP

### Location

The property is located on St Loyes Street in Bedford town centre, close to the High Street and surrounding retail and leisure amenities, benefiting from strong footfall. The area is well-served by public transport, with Bedford Bus Station nearby and Bedford Railway Station within close proximity, providing direct links to London and surrounding areas, as well as convenient access to the A6, A421, M1 and A1 road networks.

### Terms & Tenure

The property is held on a lease with approximately 6 years remaining, producing an annual rental income of £20,000 per annum.

### Accommodation

Ground Floor: 1,139 Sq. Ft. | First Floor : 341 Sq. Ft.  
Total: 1,480 Sq. Ft.

### Rates

Rateable Value £18,000 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

For further information  
please contact:

01234 341311  
Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY

### EPC

The EPC rating for the property is F

### 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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