

# FOR SALE

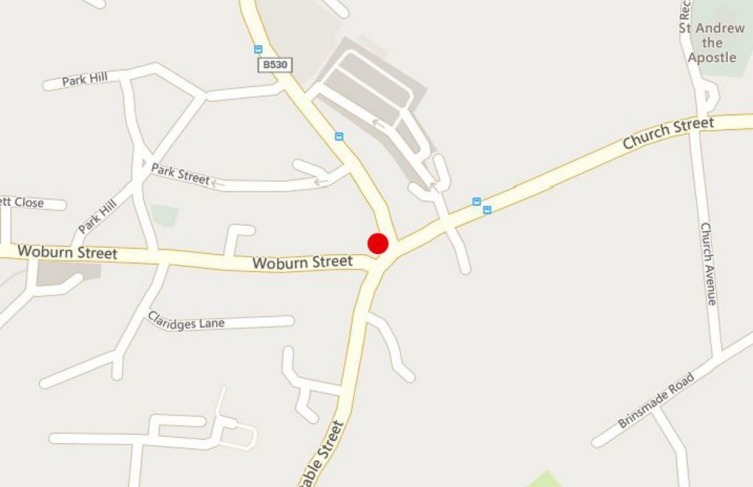
1,346 Sq Ft (125.04 Sq M)

- Characterful Property
- Situated at the heart of Ampthill
- Suitable for redevelopment, subject to planning.



## The Clock House

2 Bedford Street, Ampthill, Bedford, MK45 2NB



## LOCATION

- The property is located at the heart of Ampthill, an historic market town, with direct and return frontage onto the market square.
- Located just 8 miles south of Bedford and 5 miles north of Junction 12 of the M1 motorway.
- Located just opposite the property is Costa Coffee and The White Hart pub, with Waitrose also very close by, which benefits from substantial parking, allowing for easy access in a prominent position.

/// what3words

///wanting.retailing.gurgling

Google Maps

Click here



## DESCRIPTION

- This Grade II listed building is arranged over three floors that provide a ground floor retail unit and rear ancillary storage benefitting from kitchenette and WC.
- There is a communal hallway providing access to uppers and basement, allowing for separate access.
- The first and second floor provide a handful of smaller rooms suitable for office or alternative uses.
- The basement has been refurbished to provide tiled flooring, kitchenette and WC, with cellar space for storage.

## TERMS

The freehold interest is available at a quote price of £375,000. VAT is payable on the purchase price.

## ACCOMMODATION (Net Internal Area\*)

Basement	23.22 SQ M	250 SQ FT
Ground Floor	41.9 SQ M	451 SQ FT
First Floor	37.35 SQ M	402 SQ FT
Second Floor	22.57 SQ M	243 SQ FT
<b>Total</b>	<b>125.04 SQ M</b>	<b>1,346 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: Not applicable under Grade II listing.

## CONTACT:

➤ **JOSHUA PARELLO**  
07951 613205 [joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

➤ **CHARLOTTE BEARD**  
07990 048182 [charlotte.beard@kirkbydiamond.co.uk](mailto:charlotte.beard@kirkbydiamond.co.uk)