



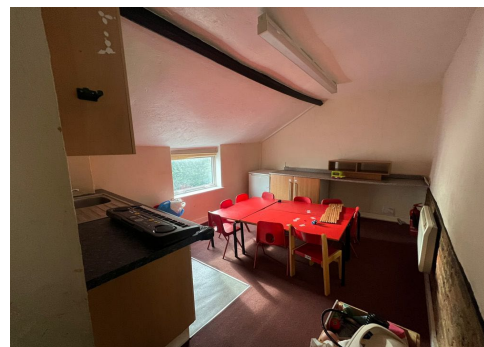


## Investment For Sale

### High Street, Kempston, Bedford, MK42 7BS

-  Offers in the region of £300,000
-  1,268 Sq Ft / 117.61 Sq M
-  Grade II Listed retail investment in Bedford comprising two adjoining retail units, one trading as a long established florist and the other currently vacant, offering versatile potential for retail or professional use.
-  A gated rear yard provides parking and operational convenience, while the first-floor accommodation, complete with kitchenette and shower facilities, adds further flexibility for income or multi-use occupation. Positioned within a high visibility location surrounded by national and local retailers.





For further information  
please contact:

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

## 95-97 High Street, Kempston, Bedford, MK42 7BS

### Location

Kempston is just 3 miles from Bedford and 10 miles from Milton Keynes, with easy access to the M1 (Junction 13), A421, and A1, connecting to London, Cambridge, and the North, and offers schools, parks, riverside walks, a swimming pool, and a variety of shops and restaurants.

### Terms & Tenure

95 High Street is let on an annual licence to a florist at £12,600 per annum.

97 High Street is currently vacant and on the market for £15,000 per annum.

### Accommodation

#### Shop No. 95

Ground Floor - Sales Area:	25.75 sq m	(277 sq ft)
Ground Floor - Ancillary Space:	28.75 sq m	(309 sq ft)

#### Shop No. 97

Ground Floor - Sales Area:	10.00 sq m	(108 sq ft)
Ground Floor - Ancillary Space:	11.10 sq m	(119 sq ft)
First Floor Accommodation:	42.10 sq m	(453 sq ft)

### EPC

The EPC rating for the property is not required as listed building.

### Rates

No. 95: Rateable Value £6,500. No. 97: Rateable Value £2,950.  
The rates payable may be affected by transitional arrangements.  
Interested parties should call the local Rating Authority for further advice.

### VAT

VAT is not applicable on the purchase of the property.

### Costs

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

### Viewing

Strictly by appointment only please contact:

Alisha Fhalora [alisha.fhalora@stimpsonseves.co.uk](mailto:alisha.fhalora@stimpsonseves.co.uk)

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