

Kempston – 95/97 High Street, Bedford MK42 7BS
Freehold Grade II Listed Retail Investment



BLUE ALPINE

PROPERTY CONSULTANTS



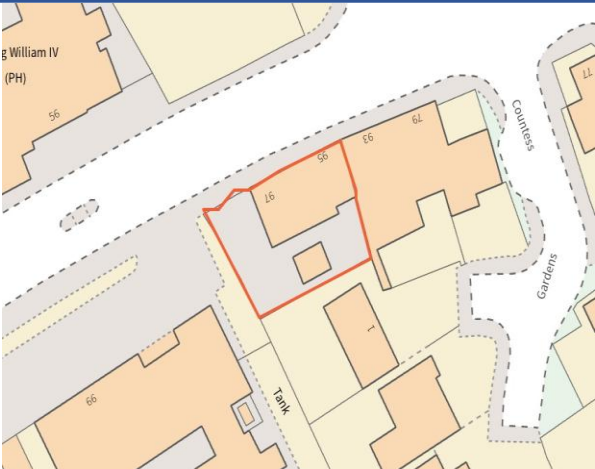
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Investment Consideration:

- Purchase Price: £275,000
- Rental Income: £12,600 p.a.
- ERV: £27,600 p.a. GIY: 10.04%
- VAT is NOT applicable to this property
- No.97 benefits from gated yard, suitable for vehicle parking
- Comprises ground floor shop t/a florist (No.95) and a vacant retail premises over ground and first floor (No.97)
- Nearby occupiers include Papa John`s Pizza, BP Petrol Station and Co-Op Food, amongst other local retailers.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
No. 95 (Ground Floor)	Ground Floor: Shop 46 sq m (495 sq ft) 3 Rooms, WC	Individual	1 Year from 1 May 2022	£12,600	Note 1: FRI Tenancy at Will
No. 97 (Ground/First Floor)	Ground Floor: 25 sq m (270 sq ft) 2 Rooms First Floor: 47 sq m (503 sq ft) 2 Rooms, Kitchenette, Bathroom	Vacant		ERV: £15,000	
Total				£12,600	
ERV				£27,600	

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Property Description:

The property comprises Grade II Listed building arranged as a ground floor shop t/a florist (No.95) and a vacant retail arranged over ground and first floor (No.97), providing the following accommodation and dimensions:

No. 95

Ground Floor: Shop 46 sq m (495 sq ft)

3 Rooms, WC

No. 97

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

Tenancy:

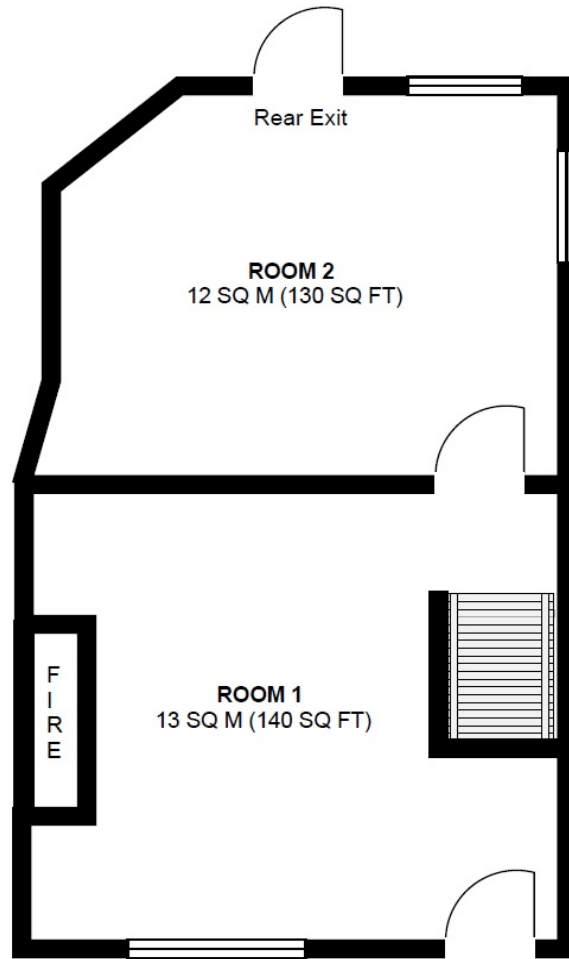
No.95 Ground Floor Shop is at present let on Tenancy at Will to an Individual for a term of 1 year from 1st May 2022 at a current rent of £12,600 per annum and the license contains full repairing and insuring covenants.

No.97 Ground/First Floor is at present vacant. ERV: £15,000 p.a.

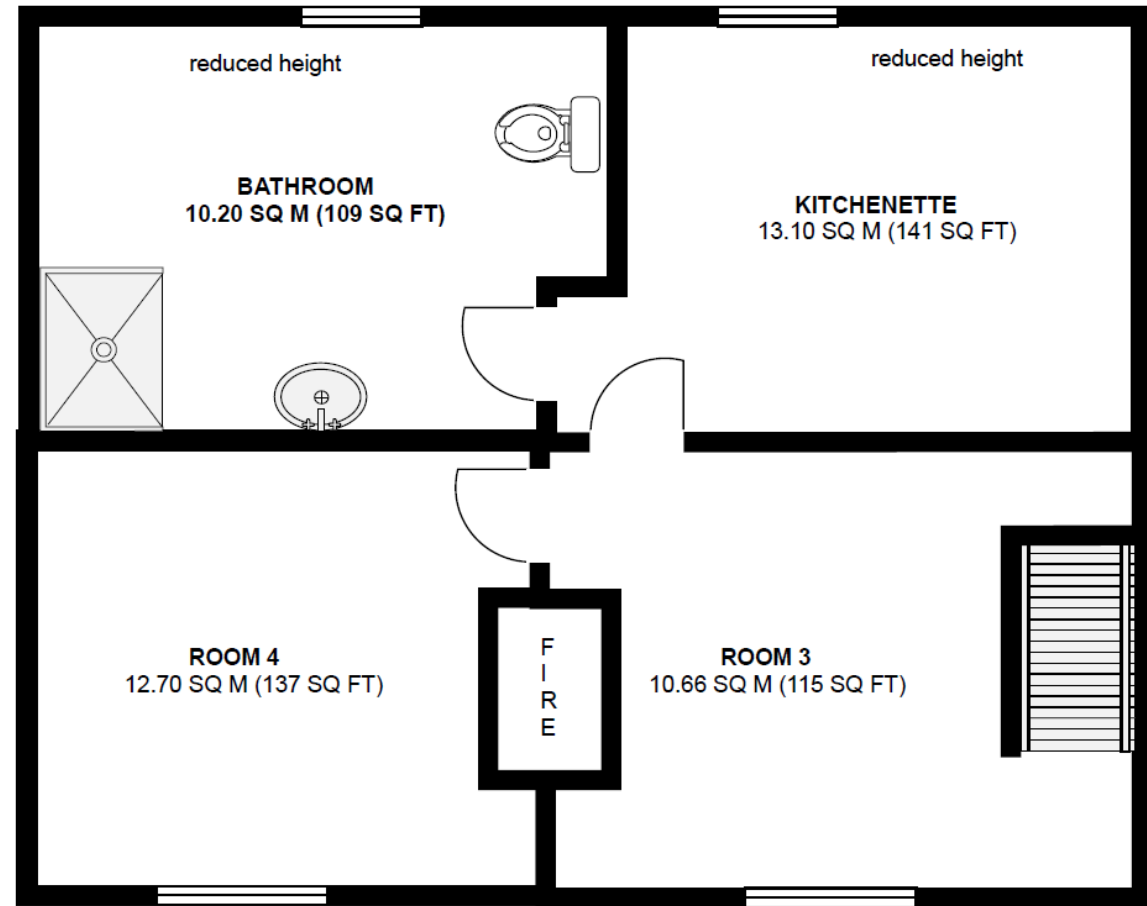


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No.97 Ground Floor



No. 97 First Floor

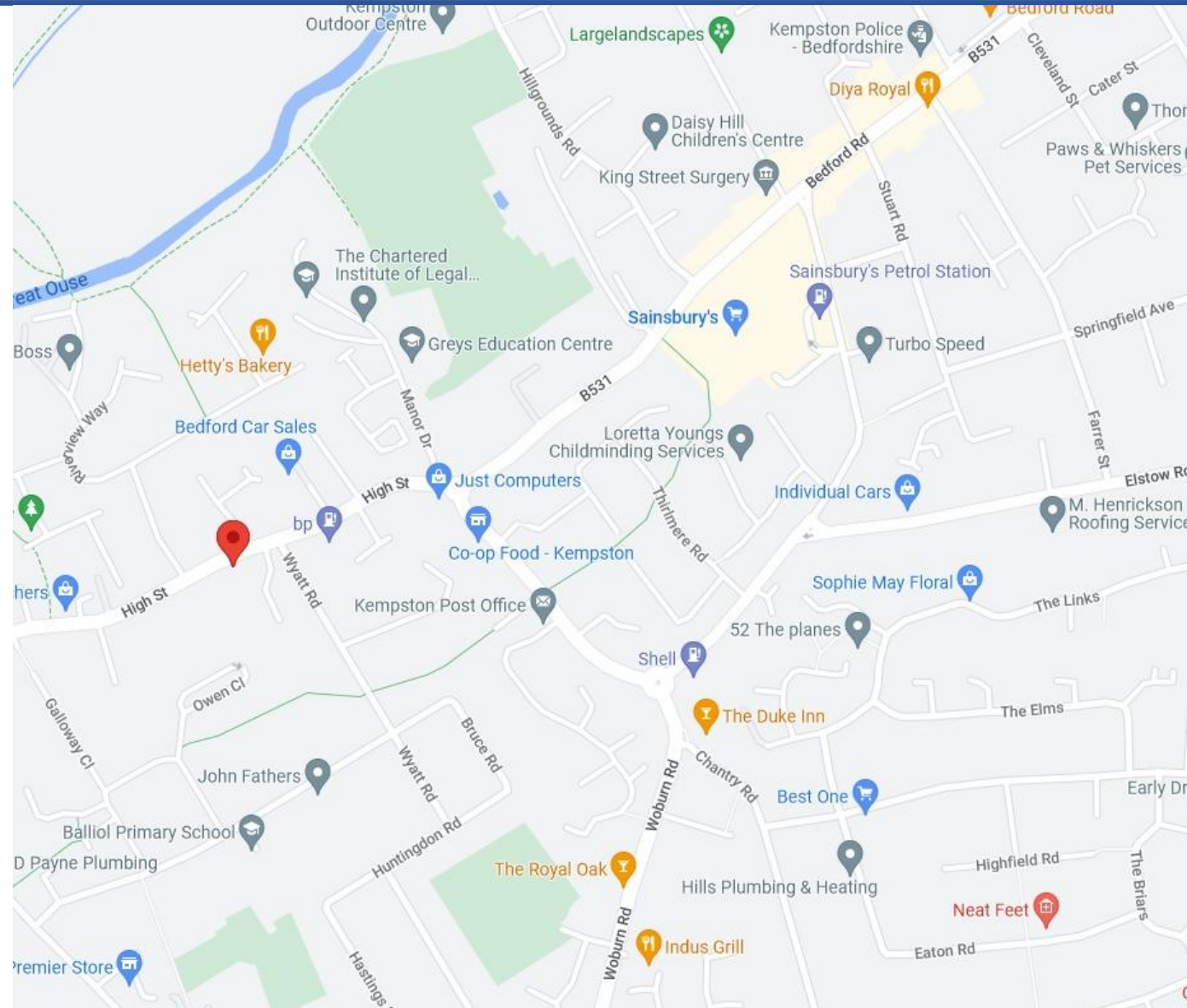
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Location:

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:

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