



SITUATION

Occupying a prominent trading position in the heart of the Town Centre, close to the junction with the prime retailing in Silver Street, amongst such multiples as **Barclays, Debenhams, Betfred, Jessops, Ryman, Laura Ashley, NatWest** and **Cancer Research**.

Bedford is a busy Administrative and Regional Centre located approximately 18 miles north of Luton and 13 miles north-east of Milton Keynes, midway between the M1 (J10) and the A1 and benefiting from excellent road links with the A6, A421 & A428.

PROPERTY

A mid-terraced building comprising a **Ground Floor Restaurant/Take-Away with Basement** plus separate side access to a **Self-Contained Studio Flat** on part first floor and a **Self-Contained 2 bed Maisonette** on part first and second floor levels.

VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Restaurant/ Take-Away & Basement	Ground Floor Restaurant/Take-Away Gross Frontage 14'6" Internal Width 13'5" Restaurant Depth 46'2" Built Depth 60'6" Basement Storage Area Approx 320 sq ft WC	Mario Grossi t/a Marios Fish & Chips	15 years from 1st December 2011 (In occupation since August 2009)	£15,000	FRI Rent Reviews 2016 and 3 yearly
First Floor Studio Flat	1 Room incl Kitchen, Shower/WC	VACANT			
First & Second Floor Maisonette	3 Rooms, Kitchen, Bathroom/WC	VACANT			

£15,000 per annum Plus Vacant Flat & Maisonette

The Surveyors dealing with this property are **MATTHEW BERGER** and **JONATHAN ROSS**

TOTAL	£15,000 Plus Vacant Flat & Maisonette
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VENDOR'S SOLICITORS
Bude Nathan Iwanier - Tel: 020 8458 5656
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts