



SITUATION

Located in the heart of the Town Centre, at the junction with Embankment being within close proximity of the Harpur Shopping Centre amongst such multiples as **McDonald's, Debenhams, Ladbrokes, Wilkinson, Bathstore, Lloyds** and more.

In addition, Bedford College (having approx 18,000 students) is only a short walk away.

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 benefitting from excellent road links with the A6, A421 and A428.

PROPERTY

Forming part of a substantial corner building comprising a large **Ground Floor Restaurant** with 2 parking spaces at the rear.

VAT is payable in respect of this Lot (TOGC available)

ACCOMMODATION

Ground Floor Restaurant

Gross Frontage	36'11"
Return Frontage	42'2"
Internal Width	34'11"
Shop Depth	56'4"
Built Depth	80'1"
Restaurant/Kitchen Area	Approx 1,924 sq ft
Rear Store/Ancillary Area	Approx 254 sq ft
Ladies/Gents/Disabled WC's	
Total Area	Approx 2,178 sq ft

TENURE

Leasehold for a term of 999 years from 15th July 2011 at a fixed ground rent of £1 p.a.

TENANCY

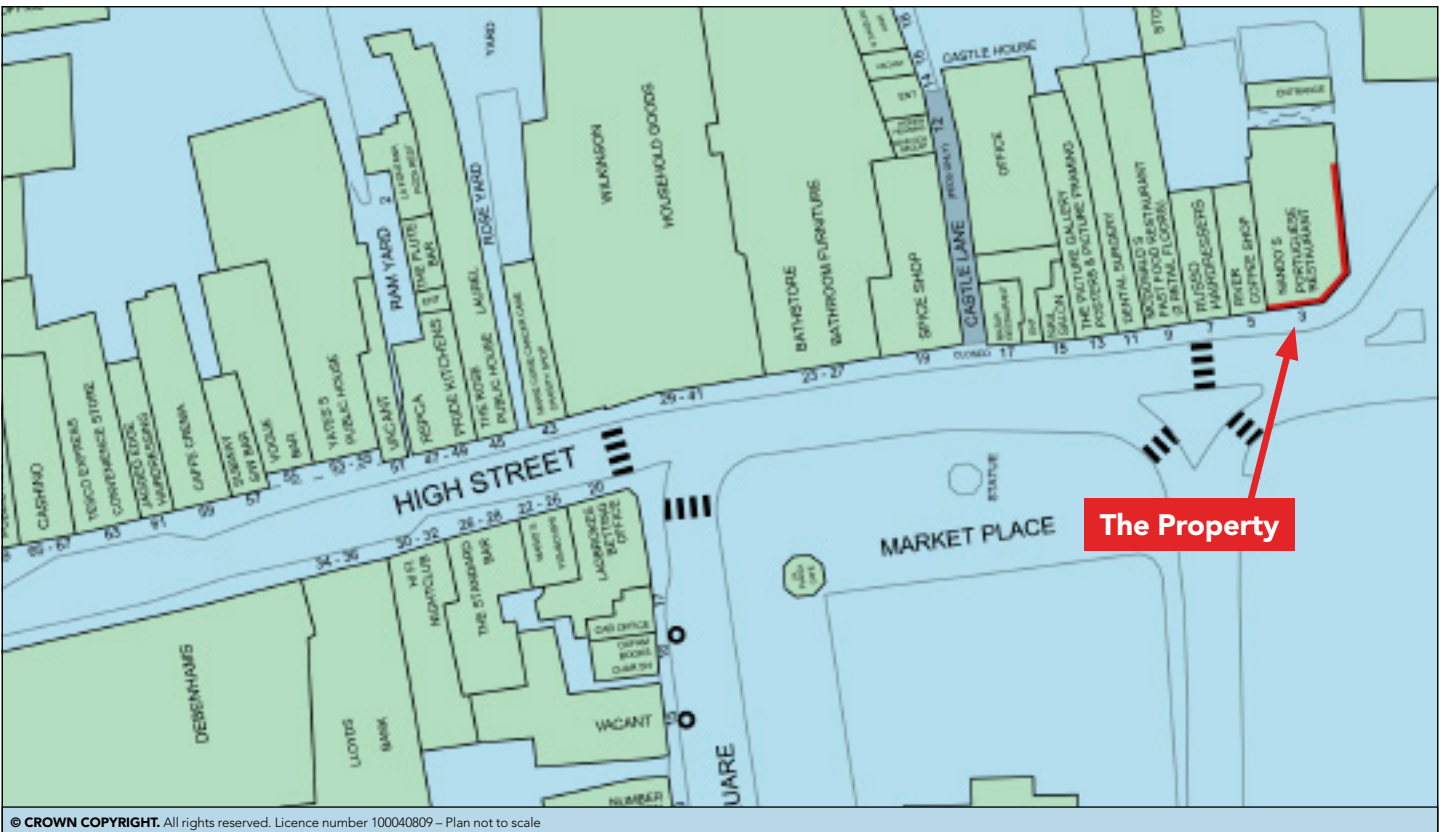
The property is let on a full repairing and insuring lease to **Nando's Chickenland Ltd (T/O for Y/E 23/02/14 £470.7m, Pre-Tax Profit £68.7m and Net Worth £74m) (having 211 branches)** for a term of 20 years from 27th May 2004 at a current rent of **£40,000 per annum** exclusive.

Rent Review 2019

£40,000 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **NICHOLAS BORD**

* Refer to Point 9 in the 'Notice to all Bidders' page



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VENDOR'S SOLICITORS
 Macroy Ward - Tel: 020 8440 3258
 Ref: Ms Martina Ward - Email: martina@macroyward.co.uk

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 £500 (including VAT) upon exchange of contracts