



SITUATION

Located in the heart of the shopping centre in the historic county town of Bedfordshire. Nearby multiples include **Wilko, Subway, Ryman's, Lloyds Bank, Costa Coffee** and others as well as being directly opposite **Tesco Express**.

The Council are completing road works directly outside the property which will create a part pedestrianised environment enhancing the position.

Bedford lies approx. 11 miles from Junction 13 of the M1, 30 miles from Luton Airport and 57 miles north of central London with a population of circa 173,000.

PROPERTY

An attractive terraced building comprising a **Large Ground Floor Shop with Additional Sales Areas on the First Floor, Storage Areas on Mezzanine and Second Floor Levels plus Basement Storage.**

There is a separate front entrance giving access to the upper floors.

There is also a metal spiral staircase at the rear used as a fire escape and an external WC.

In addition, the Freehold Title BD188022 of this property also has the benefit of rear access on foot or barrow 3 foot wide through the rear of the adjoining Freehold property of numbers 48/54 High Street which is accessed from Silver Street and St Paul's Square.

ACCOMMODATION

Ground Floor Shop

Gross Frontage	32'3"
Internal Width	26'0" (widening to 31'3")
Shop Depth	84'2"
Area	Approx. 2,343 sq ft

First Floor Sales incl. Rear Mezzanine

Area	Approx. 1,727 sq ft
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Second Floor Storage

Area	Approx. 628 sq ft
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Basement Storage

Area	Approx. 917 sq ft
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Total Area

Approx 5,615 sq ft

VAT is NOT applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Vacant Building

The Surveyors dealing with this property are
John Barnett and Steven Grossman

Vendor's Solicitors

Macroy Ward
Tel: 020 8440 3258 Ref: Martina Ward
Email: martina@macroyward.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Note 1: There is future potential for shop or restaurant use (both new Use Class E) as well as residential in the upper part, subject to obtaining the necessary planning consents.

Note 2: Bedford High Street Heritage Action Zone:

- The HSHAZ is a nationwide initiative in the form of a grant programme, run by Historic England on behalf of the Ministry of Housing, Communities and Local Government with a contribution from the National Lottery Heritage Fund.
- Bedford was selected as one of the 68 towns across the UK to receive a share of the grant to facilitate the four-year HSHAZ programme. The programme is designed to encourage partnerships with local organisations, building owners and occupiers to secure lasting improvements to buildings and public realm. Combined with traffic calming measures the appearance and air quality of the High Street will improve, making the Town a more desirable place to live and work, whilst increasing the awareness of Bedford's heritage, for the benefit of local people, businesses and visitors.
- **Work on the Northern section of the High Street has been completed and the footway is open for pedestrians.**
- **Work is also complete on Silver Street Square and the area is now open to pedestrians.**
- **It is intended that all works be completed before Christmas 2021.**

Note 3: Refer to Auctioneers for internal viewing arrangements and floor plans.



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