KirkbyDiamond

FOR SALE Mixed Use Investment

Range of Commercial and Residential Buildings on a site of approx. 1.24 acres

The Red Lion, High Road, Deadman's Cross, Shefford, Beds, SG17 5QQ

- Bedford Town Centre approx. 7.3 miles
- Shefford Town Centre approx. 3.5
- Immediate access to the A600 and good access to the A6, A1 and A507
- Bedford Railway Station approx. 7.5 miles
- 4 Bedroom Detached House, Pub/Restaurant and HMO, Pizza Kitchen and 2 Car Sales Lots
- Extensive On Site Parking
- Freehold: Offers in excess of £1,800,000 exclusive

Call 01234 905128 Visit www.kirkbydiamond.co.uk

4a Goldington Road, Bedford MK40 3NF

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Location

- The property is located alongside the A600 High Road at Deadman's Cross close to the town of Shefford
- Immediate access to the A600 and good access to the A6, A1 and A507

Description

- The property comprises of a range of commercial and residential buildings and extensive parking on a site of approximately 1.24 acres.
- The property fronts directly onto the A600 Bedford to Shefford road
- On the site there is a modern 4 Bedroom, 2 reception individual detached family house with a rear garden and parking
- The commercial premises comprise of an established pub/restaurant, a separate Pizza Kitchen providing a take away/ delivery service, and 2 car sales lots.
- Above the pub/restaurant are former guest house rooms now used as an HMO. To the first floor there are 6 single rooms with en-suite facilities and on the second floor is a one-bedroom self-contained flat.
- All of the accommodation is occupied and income producing save for the house which is to be sold with vacant possession.

Rental/Tenancy Information

- Pub/Restaurant – Let on a 20 year lease from 21st July 2010 – Rent of £24,000 per annum exclusive
- Pizza Kitchen – Let on a 5 year lease from 13th March 2013 – Rent of £7,000 per annum exclusive
- Car Lots – Let on annual tenancy agreements – producing a combined income of £25,000 per annum exclusive
- HMO and Flat – Income of £27,000 per annum exclusive
- EPC for Red Lion – E(122)

More details are available on request

Floor Area (Gross Internal Area)

The property has been measured in accordance with the RICS Property Measurement Standards (Second Edition)

Pub/Restaurant:	150.17 sq m	1616 sq ft
Pizza Kitchen:	69.34 sq m	746 sq ft
Site:		1.24 acres

Areas quoted are approximate and should not be held as 100% accurate.

Terms

- Freehold: Offers in excess of £1,800,000 exclusive
- Service Charge: The vendors collect a service charge for common areas and facilities
- VAT: TBA
- The property is to be sold freehold subject to the various leases and tenancy agreements in place

Business Rates

- Car Sales Right Side: £8,000
- Car Sales Left Side: £13,000
- Pizza Kitchen: £8,200
- Pub/Restaurant: £17,750

Interested parties are advised to make their own enquiries.

Viewing

Andrew Clarke
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Misrepresentations Act:

Kirkby & Diamond for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby & Diamond has any authority to make or give any representation or warranty whatever in relation to this property.

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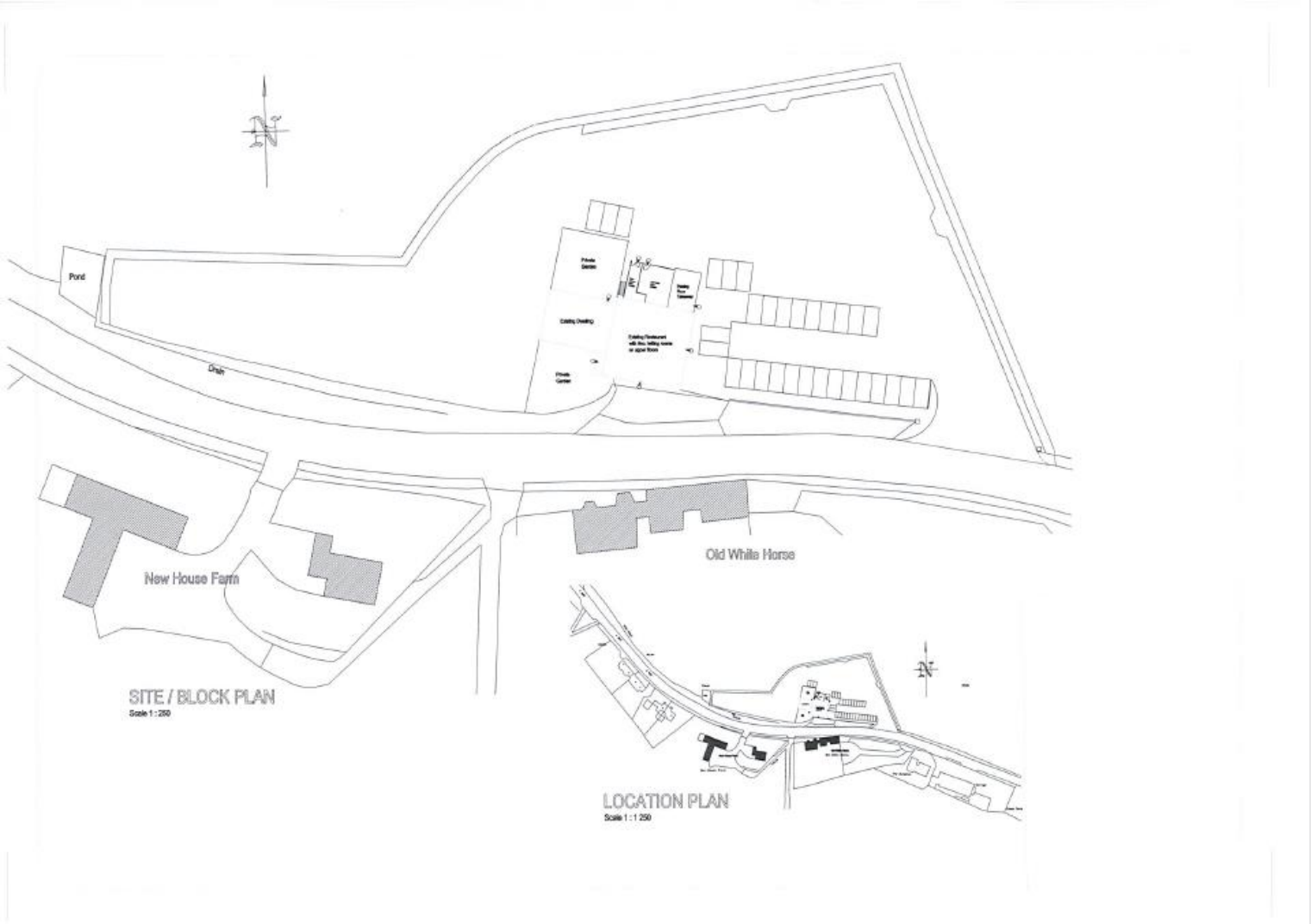

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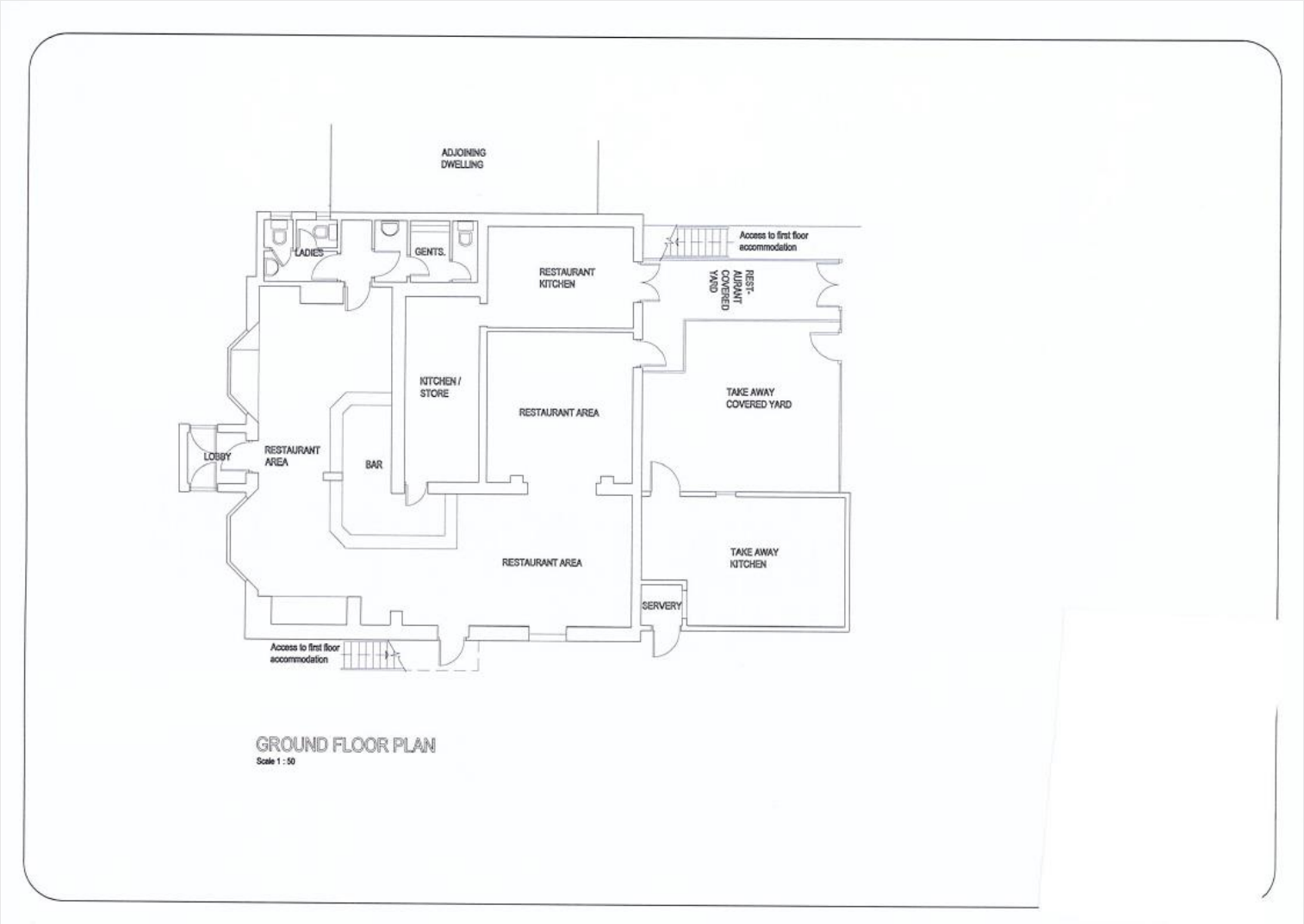

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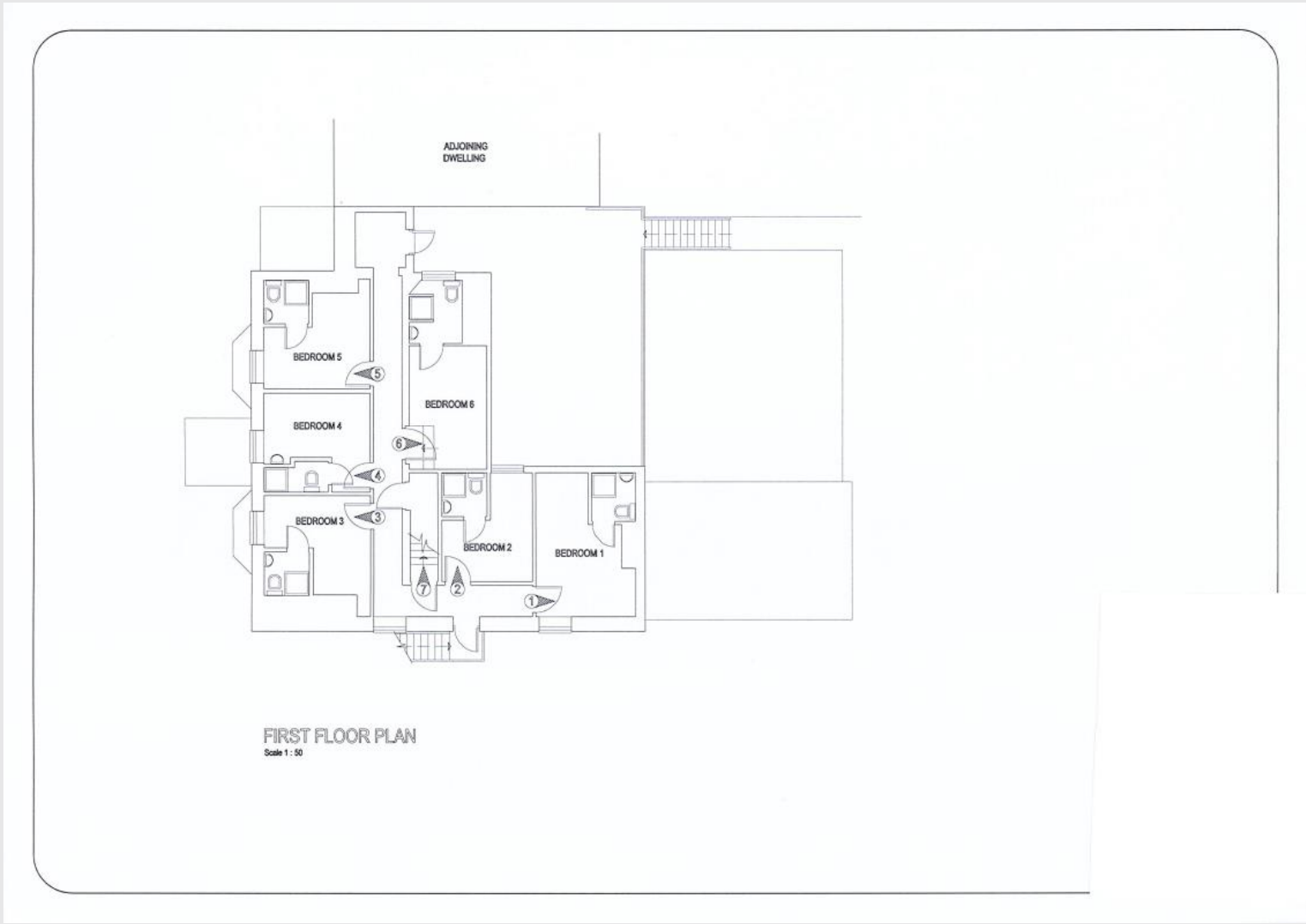

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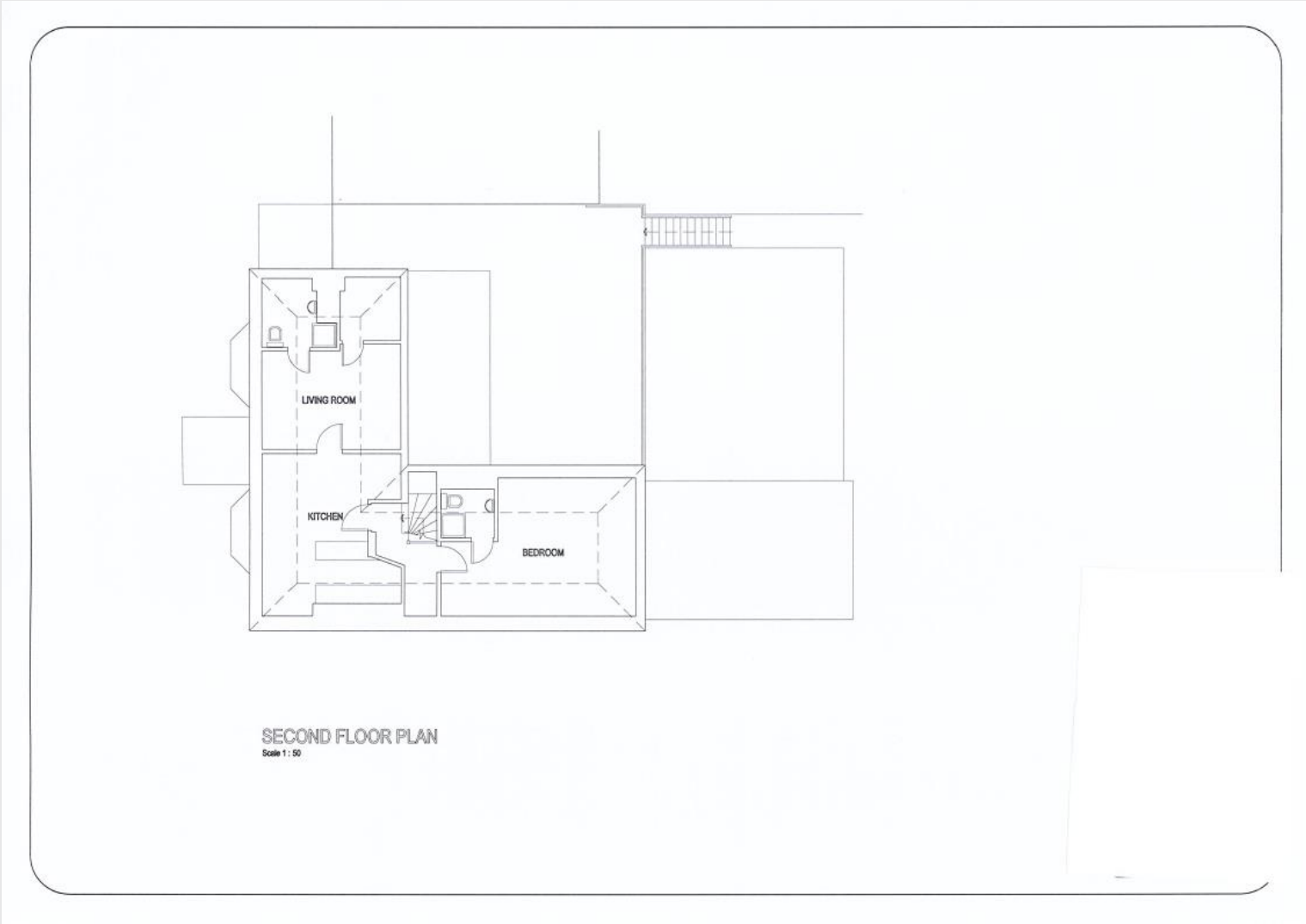

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