

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



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 measure in accordance with the RICS Code of Measuring Practice 6th 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
- 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

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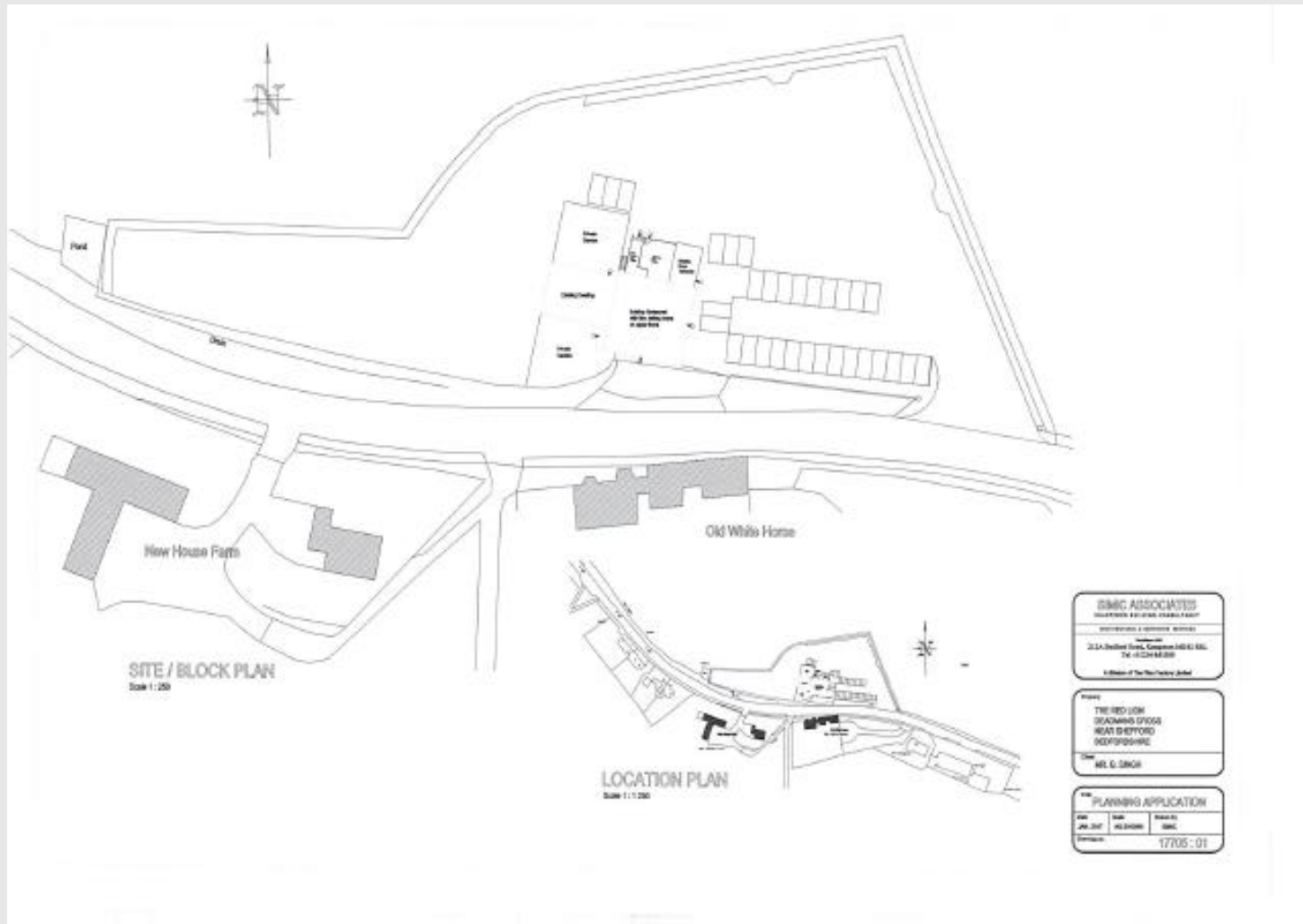
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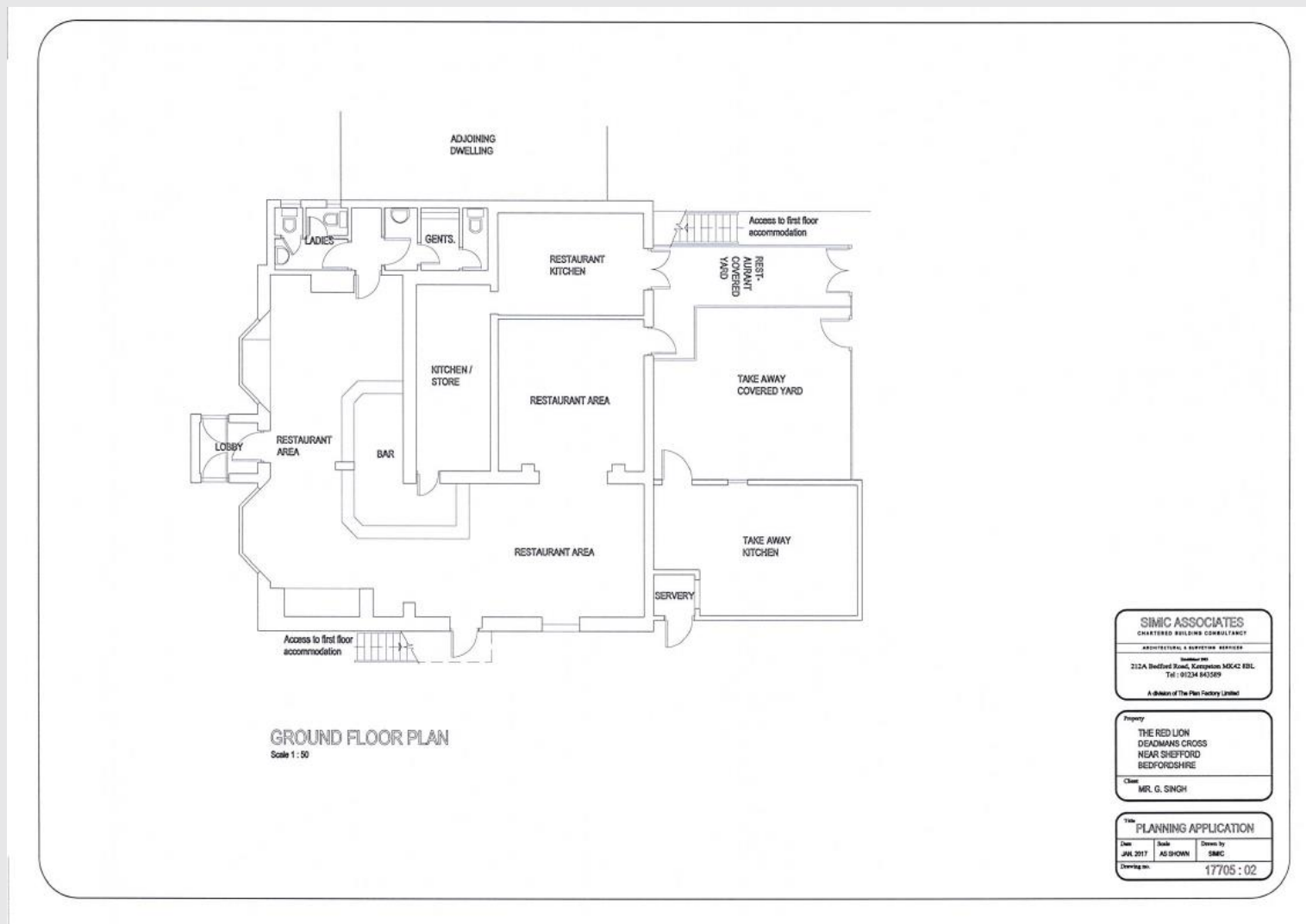
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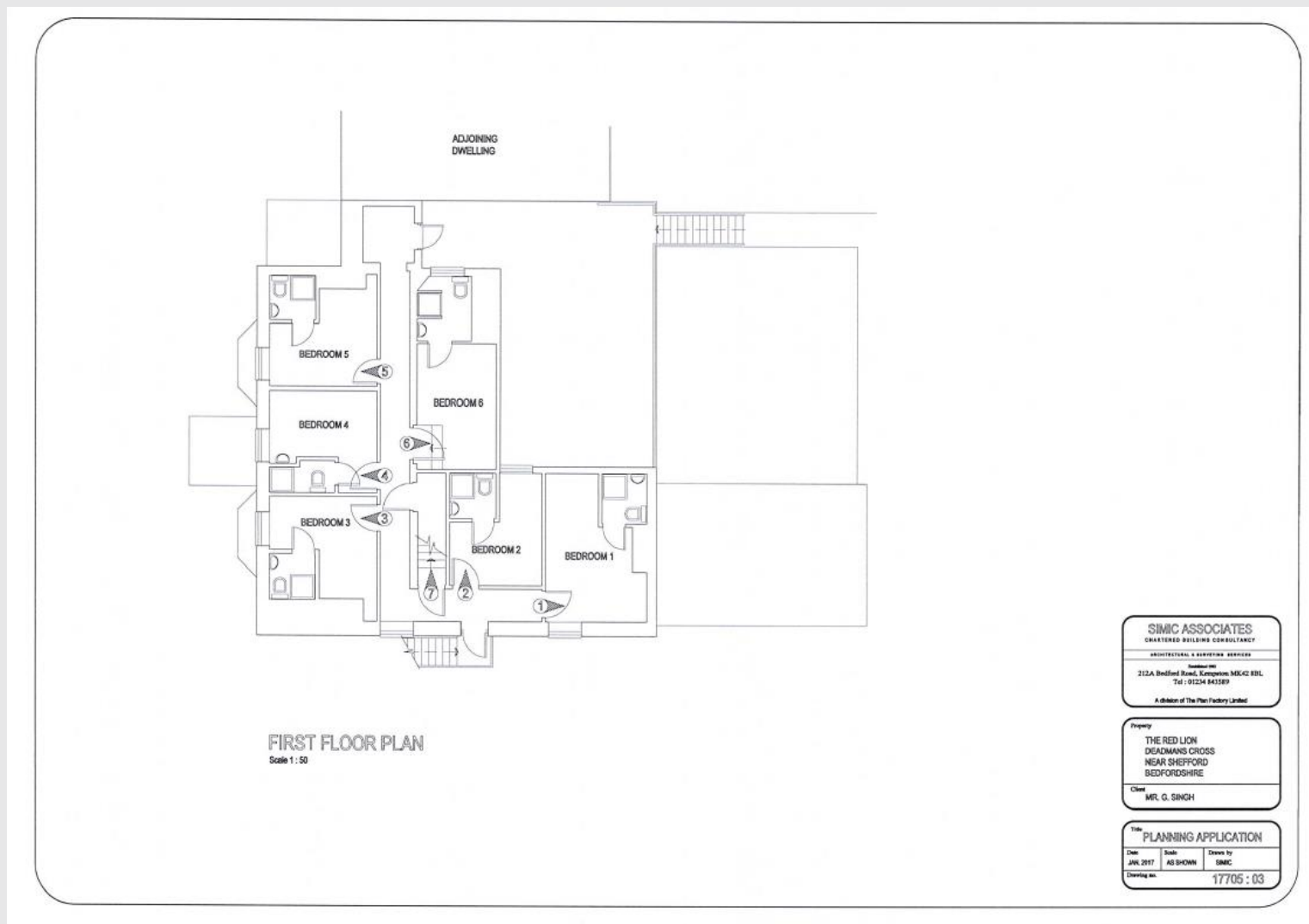
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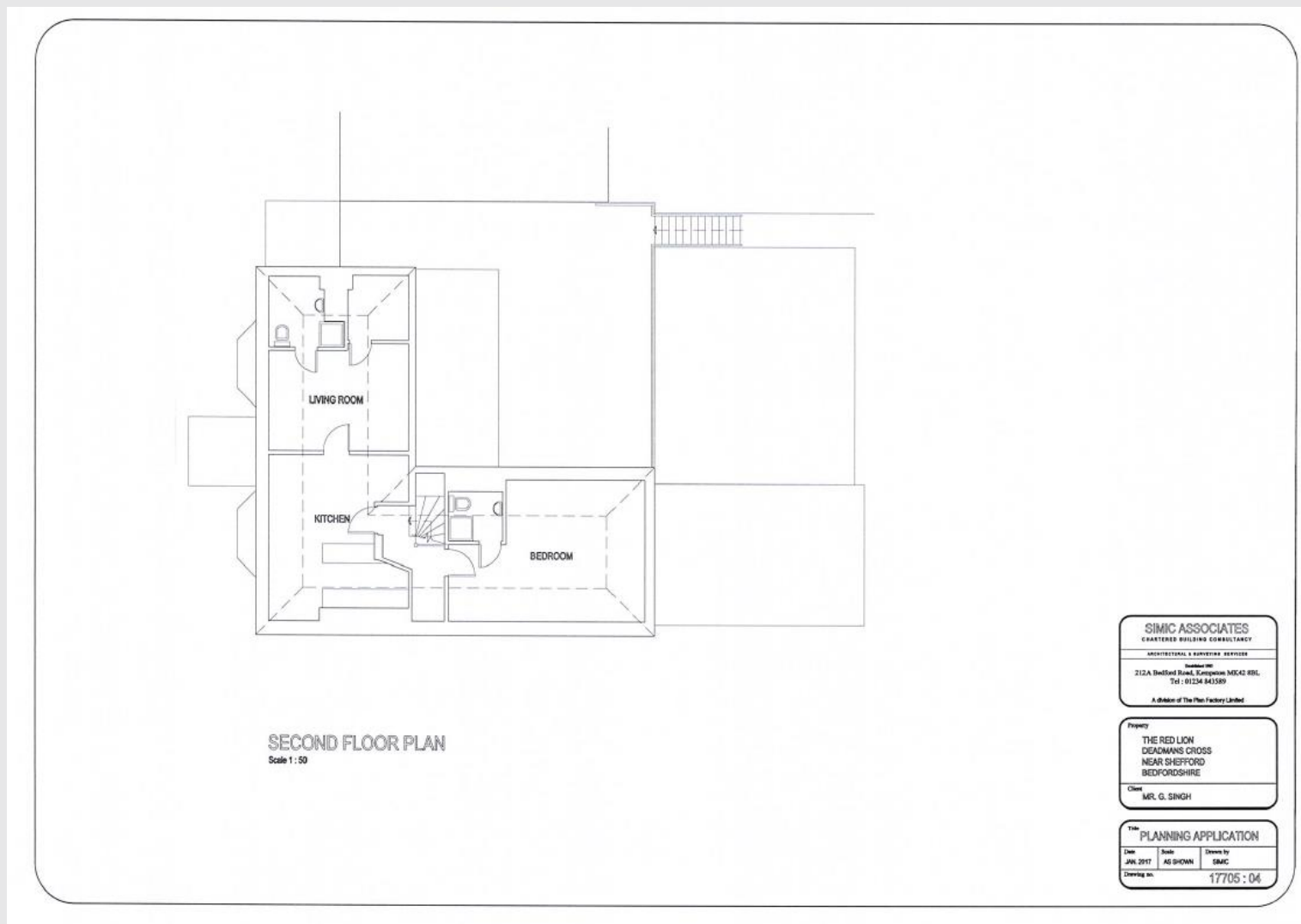
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