

Freehold / Leasehold

The Market House, 6 Church Street, Amphill, Bedfordshire, MK45 2EH

-  £350,000 for the Freehold or
£24,000 Per Annum for the Leasehold
-  800 Sq Ft / 74.32 Sq M
-  The historic Market House building comprises large open plan ground floor retail premises with return frontage and further display windows to rear, providing good visibility from the Waitrose car park.
-  The property also consists of office, staff toilet and kitchen.
-  The prominent corner premises were formerly trading as a jeweller.



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Location

The property is located in the heart of the affluent historic town of Ampthill, a thriving market town with a full range of local shops including Waitrose and Costa Coffee. The premises is within close proximity to Flitwick train station, providing an efficient rail service to St Pancras International. There is a car park adjacent to the property which serves the Waitrose and the town centre.

Building History

The present Market House was built in 1791 and is a Grade II listed building. Two-thirds of the building were enclosed in 1879 to create a large butcher's shop with a colonnade along the front. In 1919 further changes created a butcher's shop on the right and a shop on the left-hand side. The current owners bought the premises in 1970 and opened as a jewellers shop in 1971. In 1984 major refurbishment resulted in the current frontage and lay-out of the shop.

Terms & Tenure

The premises are available for sale at a figure of £350,000 exclusive or to be let on a new lease at £24,000 per annum exclusive.

Accommodation

Ground Floor Retail 74.28 sq m (800 sq ft)

Rates

Rateable Value £17,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

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