

## Leasehold/Freehold

The Chimney Corner, Ampthill Road,  
Kempston Hardwick, Bedford  
MK45 3JF



To Let/May Sell



1,766 Sq Ft / 164.06 Sq M



The premises is a A4 public house/restaurant with an estimated 40 covers, with a glazed area to the rear. Additionally there is a three bedroom flat above, as well as over an acre of development space on the site around the property.



## The Chimney Corner, Ampthill Road, Kempston Hardwick, Bedford, MK45 3JF

### Location

Kempston Hardwick is a village just outside of Kempston, located off the A421 road. It is an area which is soon to see much development, both in terms of residential and commercial property.

The village is situated within easy reach of the M1 at junction 13, the A421 and the A1 providing access to London, Cambridge and the North. The mainline station in Bedford provides fast rail links with London and The North.

### Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed at a rental to be negotiated. The landlord may consider selling the property.

### Accommodation

Approx. Ground Floor Area:

Bar/Restaurant:	110 sq m	(1,184 sq ft)
Cellar:	31 sq m	( 334 sq ft)
Kitchen:	23 sq m	( 248 sq ft)
<b>Total:</b>	<b>164 sq m</b>	<b>(1,766 sq ft)</b>

### Rates

Rateable Value - £2,800 for building. £4,650 for land. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

The EPC rating for the property is 103 - Band E

### 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:

Joshua Parello [joshua.parello@stimpsonseves.co.uk](mailto:joshua.parello@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)

