



SITUATION

Located in the heart of the Town Centre, close to the junction with the prime retailing in Silver Street, amongst such multiples as **Barclays, Debenhams, Betfred, Subway, Oxfam, NatWest** and **Cancer Research**.

Bedford is a busy Administrative and Regional Centre located approximately 18 miles north of Luton and 13 miles north-east of Milton Keynes, midway between the M1 (J10) and the A1 and benefitting from excellent road links with the A6, A421 & A428.

PROPERTIES

Comprising a **Self-Contained Studio Flat** on part first floor and a **Self-Contained 2 Bed Flat** on part first and second floors within this mid terrace building. In addition, both flats benefit from an entryphone system.

TENANCIES & ACCOMMODATION

Lot	Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Lot 32 *Reserve below £100,000	No. 99A (Part First & Second Floor Flat)	2 Bedrooms, Living Room, Kitchen, Bathroom/WC Area Approx. 810 sq.ft	2 Individuals	1 year from 26th February 2015	£8,220	AST £685 Rent Deposit held. Gas central heating.
Lot 33 *Reserve below £60,000	No. 99B (Part First Floor Studio Flat)	Studio Room/Kitchen, Bathroom/WC	Individual	6 months from 19th March 2015	£6,300	AST £525 Rent Deposit held. Recently refurbished to incl. new kitchen, bathroom, uPVC double glazed windows and gas central heating.

VAT is NOT payable in respect of these Lots

TENURE

Each Leasehold for a term of 125 years from 1st January 2015.

Current ground rent for No. 99A – £200 p.a.

Current ground rent for No. 99B – £100 p.a.

BEDFORD HIGH STREET TOWNSCAPE HERITAGE INITIATIVE

The THI is a £3m scheme designed to bring significant benefit to local businesses and residents by restoring traditional shop fronts, upgrading building facades, reinstating lost architectural details, bringing upper floors back into use as well as carrying out vital structural works. **(Source – www.bedford.gov.uk/bedfordhighstreet).** No's.99 and 101 are currently undergoing facade refurbishment and shop front replacement which is due to be completed imminently.

VENDOR'S SOLICITORS

Bond Dickinson - Tel: 0191 279 9139
Ref: Ms Lisa Hill - Email: lisamarie.hill@bonddickinson.com

The Surveyors dealing with these properties are
NICHOLAS BORD and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts