



SITUATION

Located in a prominent position on St Peters Street, close to its junction with The Broadway (A6). The property is adjacent to **Pizza Express** and a short distance from Harpur Shopping Centre and the town centre.

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 and A428.

PROPERTY

A substantial detached **3 storey building previously used as a Large Restaurant/Club** with internal access to a **First Floor** and rear external access to a **Second Floor**. In addition there is drive-in from the side of the property to a Rear Yard.

VAT is applicable to this Lot

FREEHOLD offered with VACANT POSSESSION

Note: The property is currently Nil Rated and no Business Rates are payable.

Vacant Building with Planning for 14 Flats & a Restaurant

The Surveyors dealing with this property are **JOHN BARNETT** and **ROY TAMARI**

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

ACCOMMODATION

Ground Floor

Gross Frontage 51'1"
Build Depth 105'0"
Restaurant Area Approx. 4,960 sq ft

First Floor

Area Approx. 3,299 sq ft

Second Floor

Area Approx. 2,096 sq ft

Total **Approx. 10,355 sq ft**

Site Area **Approx. 8,285 sq ft (0.19 Acres)**

PLANNING

Planning Permission was granted on 7th August 2015 by Bedford Borough Council (Tel: 01234 267 422) for "Refurbishment of ground floor restaurant and bar. Change of use, rebuilding and extension of first and second floors to residential to provide 6 one bedroom flats and 8 two bedroom flats." Planning Ref No. 15/01555/MAF.



JOINT AUCTIONEERS

Paul Wallace Commercial,
57-59 High Street, Hoddesdon,
Hertfordshire EN11 8TQ
Tel: - 01992 440 744 Ref: Aaran Forbes

VENDOR'S SOLICITORS

Duffield Harrison Solicitors - Tel: 01992 442 911
Ref: D.Harris - Email: david.harris@duffield-harrison.co.uk

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