



SITUATION

Located near to the junction with Woburn Street, Bedford Street and Church Street, near to **Costa Coffee** and a host of local retailers. In addition, there is a **Waitrose Supermarket** further along in Bedford Street.

Ampthill is a Bedfordshire market town located approx. 8 miles south of Bedford and 11 miles north of Luton, enjoying easy access via the M1 (Junction 13).

PROPERTY

An end of terrace building comprising a **Ground Floor Shop** with separate front access to a **Self-Contained Flat** on the first and second floors.

In addition, the property includes a **Rear Garden**.

VAT is NOT applicable to this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks	
Ground Floor Shop	Gross Frontage Internal Width Shop Depth Built Depth Kitchen and WC	27'5" 21'6" 14'9" 24'11"	D. Johnson (Barber)	13 years and 8 months from 7th February 2019 (By way of a reversionary lease)	£9,000 (see Note)	IRI plus shop front.
First & Second Floor Flat	Not inspected	Individual(s)	125 years from 29th September 2014	£250 (Rising to £375 p.a. in 2028, £500 p.a. in 2053, £675 p.a. in 2078 and £800 p.a. in 2103)	FRI to include structure and roof above joists supporting the floor of the demised premises.	
Rear Garden		Individual(s)	999 years from 25th December 2011	Peppercorn		
				Total: £9,250		

Note: The rent for the shop is currently £7,200 p.a rising to £9,000 p.a. on 7th January 2026, therefore the Vendor will make up this rent shortfall on completion.

£9,250 p.a. (see Note)

The Surveyors dealing with this property are
Rocco Kay and **Steven Grossman**

Vendor's Solicitors

Woodfords
Tel: 020 7731 0750 Ref: Jaysal Patel
Email: jp@woodfords.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

