



## 15-19 ST Peters Street, Bedford

MK40 2PN

offers in excess of £1,000,000

- Prominent and prestigious building
- Town Centre location
- Three storey nightclub and bar premises
- Availability of being tenanted or with vacant possession

### Approximate Distances:

- Bedford - 0.6 miles.
- Huntingdon - 23 miles.
- M1 (Junction 13) - 11 miles.
- Northampton - 21 miles.

### Viewings and Further Information:



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## Location

St Peters Street is a historic part of Bedford Town Centre and acts as one of the main arterial roads linking onto the High Street. Situated opposite the Bedford Academy and Boarding school and surrounded by other retailers including John Bull Jewellers, Lidl, Pizza Express etc.

Bedford, the county town of Bedfordshire, is situated approximately 10.5 miles from junction 13 of the M1 and within approximately 9 miles of the A1.

The Bedford southern bypass, the A421, provides a direct link to the A1, junction 13 of the M1 and Milton Keynes. The Bypass also links with the A603, A600 and the A6 southbound to Luton.

## Description

The property is constructed over three floors with a two storey and single storey extension to the rear. The front section is of brick construction with painted stone details below a pitched roof.

The property comprises of a ground floor nightclub with reception entrance leading to an open plan area with multiple dance floors, bars, and seating areas. The first floor houses another bar with a large seating area and WC's. The second floor accessed via twin staircases has further dance floors, DJ Booth, bars, seating areas and male and female WC's.

There is also a managers office and access to the third floor that comprises of a staff flat that has three rooms, kitchen and bathroom.

Floor Area	Sq M	Sq Ft
<b>Total</b>	<b>801.91</b>	<b>8,632</b>

## Services

Mains electricity, gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

## Planning

We understand the premises has planning consent for an A4 use, however it is the proposed tenants responsibility to satisfy themselves that their use is in accordance with this.

## Terms

The property is currently tenanted on a five year lease term dated the 1st November 2014 at a rent of £72,000. The sellers have indicated that should an interested party wish to have vacant possession this could be arranged.

The premises are to be offered for sale on a freehold basis for offers in excess of £1,000,000 exclusive.

## Business Rates

The property has a rateable value of £56,000. This has been obtained from the Valuation Office Agency website.

For details of the actual business rates payable and any relief's that may be applicable please contact Bedford Borough Council.

## EPC

The property has an Energy Performance Rating of G (187), a copy of the report is available upon request.

## VAT

All prices are stated exclusive of VAT under the Finance Act 1989. Accordingly interested parties are advised to consult their professional advisors as to their liabilities, if any.

## Viewing

If you would like to view this property please contact our office to arrange a suitable date and time.

## Did You Know?

Fisher German can assist with all commercial property matters, including sales and lettings, valuations, schedules of condition, dilapidations, property management and rating. For further details please telephone 01295 226283.