

**DUNCAN
WELCH & CO**

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- Commercial Property Sales & Lettings
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COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**31 BEDFORD ROAD
BARTON LE CLAY
BEDFORDSHIRE
MK45 4LL**

**FULLY LET & INCOME PRODUCING FREEHOLD INVESTMENT
PROPERTY FOR SALE**



LOCATION

The property is located in the centre of the village of Barton Le Clay, fronting the main A6 Luton to Bedford Road.

DESCRIPTION

The property comprises a terraced building having a separate retail and an office unit on the ground floor, and a one bedroomed flat on the first floor with its own access at the rear. Externally there is a small garden area at the rear.

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are given notice that; i) That particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract; ii) All are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) No person in the employment of Duncan Welch & co has any authority to make or give any representation or warranty whatsoever in relation to this property. Price and Rent may be subject to VAT and prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

TERMS

The premises are fully let and income producing as follows:-

Ground Floor Shop =	Current Rent £13,500 p.a.x.
Ground Floor Office =	Current Rent £7,500 p.a.x. rising to £8,250 p.a.x. in December 2025
First Floor Flat =	£600 per calendar month

TOTAL CURRENT RENTAL INCOME £28,200 PER ANNUM

Full Tenancy Details Upon Application

PRICE

Offers in the region of £375,000

V.A.T.

VAT is not applicable to this transaction.

LEGAL COSTS

Each party to bear their own legal costs in this matter.

VIEWING

Strictly By Prior Appointment via sole agent: -

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