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COMMERCIAL & INDUSTRIAL AGENTS / VALUERS

**6 BEDFORD ROAD
BARTON LE CLAY
BEDFORDSHIRE
MK45 4JU**

**SINGLE STOREY DETACHED OFFICE PREMISES WITH CAR PARKING &
PLANNING CONSENT FOR FIRST FLOOR EXTENSION
935 SQ FT (86.9M²)**

FOR SALE FREEHOLD



LOCATION

Barton Le Clay is a large village with an estimated population of circa 5,000 (2021 census). The village is located just off the A6 approximately 6 miles north of Luton and 12 miles south of Bedford. The property is situated within the Barton Le Clay conservation area.

Duncan Welch & Co for themselves and for the Vendors or Lessors of the property whose agents they are given notice that: i) The 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 descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and 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 or Rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

DESCRIPTION

The property comprises a single storey detached building originally constructed during the 1970's as a doctor's surgery. The premises have more recently been used as professional offices, and internally provide a mix of general and private offices with the following amenities.

AMENITIES

Oil Fired Warm Air Heating
Kitchenette & Single W.C.
Approximately 6-7 on site Car Parking Spaces.

SIZE

Ground Floor 935 sq ft (86.9m²)

PLANNING PERMISSION

Planning Permission (CB/18/02819/FUL) was granted on 10/01/2019 to construct a first-floor extension to provide a further 936 sq ft (87 m²) gross internal floorspace. This consent expires 10/01/2022 but may be possible to extend subject to an application.

PRICE

Offers in excess of £260,000 are invited for the freehold interest.

VAT

VAT is not applicable to the sale.

BUSINESS RATES

The premises have a current ratable value of £6,700 with effect from 1st April 2017

MAINS SERVICES

Please note that this property is not connected to a mains gas supply.

VIEWING

By Prior Appointment via the sole selling agent