

# FOR SALE

1,346 Sq Ft (125.04 Sq M)

- Characterful Property
- Situated at the heart of Ampthill
- Suitable for redevelopment, subject to planning.



## The Clock House

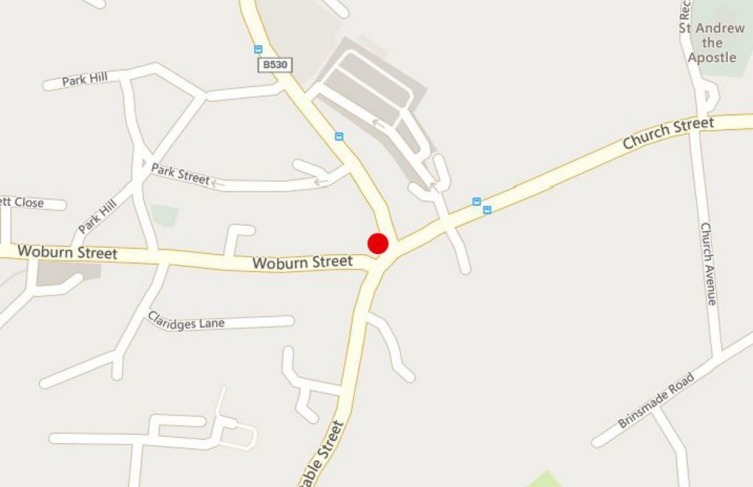
2 Bedford Street, Ampthill, Bedford, MK45 2NB

 **KirkbyDiamond**

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## LOCATION

- The property is located at the heart of Ampthill, an historic market town, with direct and return frontage onto the market square.
- Located just 8 miles south of Bedford and 5 miles north of Junction 12 of the M1 motorway.
- Located just opposite the property is Costa Coffee and The White Hart pub, with Waitrose also very close by, which benefits from substantial parking, allowing for easy access in a prominent position.

 what3words

///wanting.retailing.gurgling

 Google Maps

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## DESCRIPTION

- This Grade II listed building is arranged over three floors that provide a ground floor retail unit and rear ancillary storage benefitting from kitchenette and WC.
- There is a communal hallway providing access to uppers and basement, allowing for separate access.
- The first and second floor provide a handful of smaller rooms suitable for office or alternative uses.
- The basement has been refurbished to provide tiled flooring, kitchenette and WC, with cellar space for storage.

## TERMS

The freehold is offered with vacant possession for offers in excess of £395,000.  
VAT is applicable.

## ACCOMMODATION (Net Internal Area\*)

Basement	23.22 SQ M	250 SQ FT
Ground Floor	41.9 SQ M	451 SQ FT
First Floor	37.35 SQ M	402 SQ FT
Second Floor	22.57 SQ M	243 SQ FT
<b>Total</b>	<b>125.04 SQ M</b>	<b>1,346 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: Not applicable under Grade II listing.

## CONTACT:

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