





## For Sale

### 58/58A High Street, Clapham, MK41 6DN

 £270,000 for the Freehold

 482 Sq Ft / 44.78 Sq M

 58 & 58A High Street is a mixed-use freehold property arranged over ground and upper floors, offered with vacant possession. The ground floor comprises a takeaway unit (sui generis use) of approximately 482 sq ft with prominent High Street frontage and good visibility.

 The upper floors provide a two-bedroom residential unit (Use Class C3), currently used as storage, with scope for improvement. The property benefits from a rear yard with parking for 4-5 vehicles and offers development potential, subject to planning. The asset presents an attractive opportunity for investors or owner-occupiers seeking dual income potential.

For further information  
please contact:

01234 341311

Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY



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## Location

The property is situated on High Street in the heart of Clapham, a well-established village with a strong residential catchment and regular passing traffic. Clapham is located approximately 2 miles north of Bedford town centre, which offers a wide range of retail, leisure, and employment facilities. The area benefits from good transport links, with Bedford railway station providing direct services to London St Pancras International, and convenient road access via the A6, connecting to the A421 and M1 motorway network.

## Terms & Tenure

The property is offered freehold with vacant possession.

## Accommodation

Commercial Element: 482 Sq.ft | Residential Element: 2 Bedroom

## Rates

Rateable Value £7,700 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

## EPC

The EPC rating for the property is C and F.

## VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

## Costs

Each party is to be responsible for their own legal costs.

## Viewing

Strictly by appointment only please contact:



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