

# FOR SALE

1,611 Sq Ft (149.66 Sq M)

- Rarely Available Mixed Use Investment Property
- Open Plan Retail/Office Area Currently Trading as an Estate Agency
- Tenanted 2 Bedroom Apartment on the Upper Floors



**119 Castle Road**

**Bedford, MK40 3QX**

Contact: Joshua Parello or Nathan George

Tel: 01234 905128

[eddisons.com](http://eddisons.com)





## Location

- Castle Road is popular residential area situated within walking distance of the Centre of Bedford.
- The property is situated within the main commercial parade of Castle Road and adjacent to One Stop and other retailers, cafes, restaurants and businesses.
- Located approximately 1 mile from Bedford Bus Station and 1.5 miles from Bedford Train Station.

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 Google Maps

Click here



## Description

- A mixed use investment property situated in the popular Castle Quarter area.
- The ground floor commercial unit is let to an estate agency business for a term of 5 years from August 2025 at a rent of £9,600 pa.
- The first and second floors provide a separately access two bedroom flat let a private individual on an assured shorthold tenancy agreement at a rent of £11,700 pa (975 pcm)

## Terms

The premises is to be sold on a freehold basis at offers in excess of £325,000 exclusive. We understand that VAT is not payable.

## Accommodation

Commercial Ground Floor	55.28 SQ M	595 SQ FT
Residential First Floor	94.39 SQ M	1,016 SQ FT
<b>Total</b>	<b>149.66 SQ M</b>	<b>1,611 SQ FT</b>

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

EPC: Commercial EPC – C-63  
Residential EPC – E-42

**Business Rates:** The Rateable Value is £9,300 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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