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PUB PREMISES TO LET IN BEDFORD

**178 GOLDINGTON ROAD, BEDFORD,
MK40 3EB**



Location:

The subject property occupies a prominent position on the busy Goldington Road. The pub is situated in the heart of a busy residential area, in close proximity to the University of Bedfordshire.

Bedford Town Centre and Bedford National Rail station (Thameslink, West Midlands Trains & East Midlands Railway services) are located a walk away from the premises.

Accommodation:

The unit is arranged over a Ground Floor and First Floor only. The premises benefit from a 2-bedroom flat on the First Floor, which is included within the First Floor measured area. The approximate Gross Internal Areas are as follows:

Ground Floor: 5,022 sq. ft. (466.6 m²)

First Floor: 3,925 sq. ft. (364.6 m²)

The property also benefits from 20 car parking spaces adjacent to the unit.

Use:

The premises benefit from Sui Generis (Drinking Establishment) planning consent. Alternative uses may be considered subject to planning.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Price:

Freehold Interest –
Offers in the Region of £600,000.

Leasehold Interest –
£41,000 per annum exclusive.

Lease:

The premises are available by way of a new full repairing and insuring lease for a term to be agreed.

Licensing:

Licensing opening hours of the premises are:

Sunday – Thursday: 09:00 - 23:30

Friday & Saturday: 09:00 - 00:30

The license permits the sale of alcohol, along with live/recorded music within the hours specified above. The property has a maximum capacity of 350 people for the license to be valid.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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