





For Sale

College Street, Kempston, Bedford, MK42 8LU

 £350,000 for the Freehold

 1,559 Sq Ft / 144.83 Sq M

 This well-presented property offers a modern and versatile B8 industrial and storage unit on the ground floor, featuring a stylish fitted kitchen, WC facilities, and a secure garage with an electric roller shutter door, perfect for loading, distribution, or extra storage.

 Above, the newly refurbished two-bedroom flat provides bright, comfortable living with an open-plan kitchen and lounge, double glazing, and modern utilities ideal for owner occupation or generating rental income. The property also benefits from parking, combining convenience, practicality, and strong investment appeal.





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Location

Situated on College Street, Kempston the Property lies close to Bedford town centre and main transport links, including the A421, A6, and Bedford railway station. The location is well established for a mix of industrial, trade, and residential uses, appealing to owner-occupiers, investors, or small business operators seeking a self-contained Property with income potential.

Terms & Tenure

The premises are for sale freehold at a figure of £350,000 exclusive.

Accommodation

Industrial/Storage Unit 1,559 Sq ft (144.83 Sq M)

EPC

The EPC rating for the property is TBC.

**For further information
please contact:**

01234 341311

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

Rates

Rateable Value £9,600 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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:

Alisha Fhalora alisha.fhalora@stimpsonseves.co.uk

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