FOR SALE/TO LET

THE SMITH ARMS

1,995 SQ FT (185.34SQ M)

- Traditional Public House With 2 Bedroom Flat
- Ideally located close to all amenities
- Excellent access to the A421 bypass linking to both the A1 and M1 and Milton Keynes.



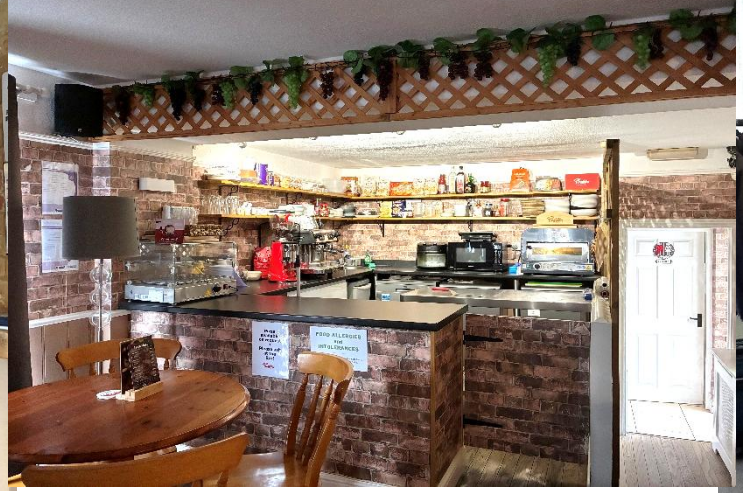
15 MARGETTS ROAD

Kempston, Bedford, MK42 8DS

Contact: **Joshua Parello or Enza Marinaro**
Tel: **01234 905128**
eddisons.com

BTG Eddisons







Location

- The property is situated on a corner plot at Margetts Road and Duncombe Street Kempston
- The property is ideally located close to all amenities and in close proximity to Addison Park which lies opposite the property approximately 100 yards away.
- Excellent access to the A421 bypass linking to both the A1 and M1 and Milton Keynes.
- Walking distance to a number of bus stops with regular service to Bedford Town Centre and Bedford Railway Station is approximately 2 miles.

what3words

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Google Maps

Click here

Description

The site benefits from a prominent position on the corner of Margetts Road and Duncombe Street in Kempston.

A detached, pitched roofed premises of brick construction occupying a generous plot.

Ground Floor

The property retains a traditional public house frontage, leading into an entrance lobby with steps up to the main bar area. The bar provides generous seating, with further steps leading to a games area featuring a pool table, large projector and additional seating.

The ground floor also benefits from separate male and female WC facilities and access to the rear garden, which provides further seating and space for outdoor entertaining.

A coffee and pizza bar has been constructed within the upper section of the ground floor offering an additional income alongside the main bar operation.

Within the bar area there is a door which provides access to the rear storeroom and cellar.

First Floor

The first floor is accessed via a door located behind the bar, leading to the main landing. The accommodation comprises two double bedrooms, a kitchen area, a lounge/dining room and a family bathroom with a separate WC.

The property benefits from uPVC double-glazed windows, gas central heating, electricity and mains water.

Exterior

To the rear of the property is an attractive, enclosed garden, accessible from both bar areas. The garden is bounded by a brick wall and features artificial grass and paved areas, providing an appealing outdoor space for seating and entertaining.

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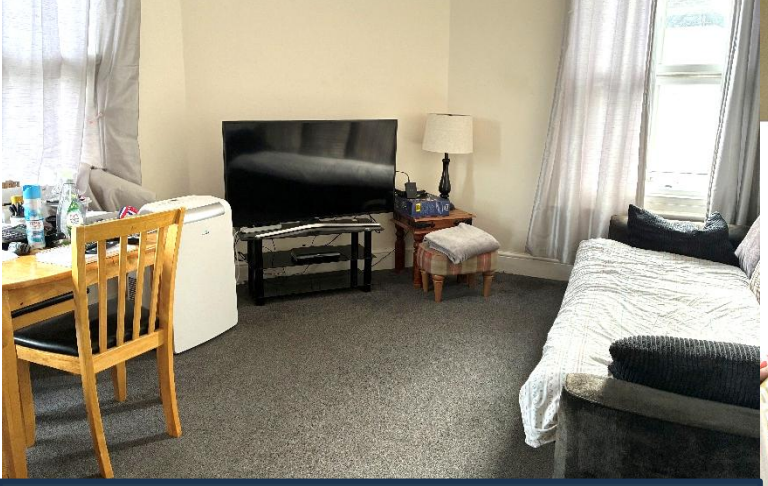





Planning

The current permitted uses fall within Use Class E of the Town and County Planning Order.

Potential for conversion to residential or alternative uses (subject to the relevant planning consents).

Fixtures & Fittings

Any fixtures and fittings not mentioned within these particulars are excluded from the sale. However, these can be purchased by separate negotiation.

Business Rates

The rateable value is £4,250. For the rates payable, please contact www.voa.gov.uk.

Small Business Rates Relief is available if applicable. Please contact local authority for further information.

EPC

TBA

Accommodation (Net Internal Area*)

Ground Floor	**133.34 SQ M**	**1,435 SQ FT**
First Floor	**54 SQ M**	**550 SQ FT**
Total	**185.34 SQ M**	**1,995 SQ FT**

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

Terms

The premises are available by way of a freehold sale with vacant possession from January 2027 at offers in excess of £435,000 exclusive, or to lease at a rent of £36,500 per annum.

VAT is not payable.

However, any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

Viewings:

Strictly by appointment only

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