



## Commercial

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### Boswell Place, Boswell Court, Bedford, Bedfordshire MK40 2JJ

A brick built storage unit which is well located in the centre of Bedford just off Tavistock Street.

The assignment of the remaining three years of a forty year lease with Bedford Borough Council of a detached brick built storage unit located on a secure plot with fenced boundaries and gated access to a parking area for two vehicles. Entry to the building is via timber double loading doors and the unit does not benefit from utilities.

**Accommodation:**  
Unit: 659 square feet (approximately) Site Area: 0.044 acres (approximately)

**Lease:**  
The current lease is due to expire in February 2021 and is within the security of tenure provisions of the Landlord and Tenant Act 1954.  
The current annual rent is £1,350.

**Open House Viewings:**  
Thu 30 May: 10.45 - 11.15  
Wed 6 Jun: 10.45 - 11.15

Partner Agent

Stimpsons  
Eves

**Tenure:** Leasehold  
**Local Authority:** Bedford Borough Council - 01234 367420  
**Solicitors:** HCB Park Woodfine LLP, 1 Lufka Street, Bedford, Bedfordshire MK40 3TN. Tel: 01234 321904 Ref: Helen Morris - helen.morris@hcbparkwoodfine.com  
**Energy Performance Rating (EPC):** Current Rating N/A

**Additional Fees**  
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.  
**Administration Charge:** Purchasers will be required to pay an administration fee of £200 incl. VAT.  
**Disbursements:** Please see legal pack for any disbursements that may become payable by the purchaser on completion.

\*Guide Price £8,000+ (plus fees)

\*Description on Auction Information Page



## Agricultural/Amenity Land

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### Plot 2 Three Lions Meadow, Jackdaw Hill, Lidlington, Bedfordshire MK43 0QS

A five acre parcel of land with two fenced paddocks, a field shelter and a water supply.

Nicely set back from the A607, this well maintained land is divided into two fenced paddocks with a field shelter and a lorry back storage container within the first paddock. There is also a water trough which is positioned to also serve the lower paddock of Plot One. The ground slopes gently up to the second paddock with woodland to the side.



**Tenure:** Freehold  
**Local Authority:** Central Bedfordshire Council - 0300 300 8301  
**Solicitors:** Thurman Lane, 88 Dunstable Street, Ampthill, Bedfordshire MK45 2BL. Tel: 01255 750750 Ref: Helen Morris - helen.morris@thurmanlane.co.uk  
**Energy Performance Rating (EPC):** Current Rating N/A

**Additional Fees**  
**Buyer's Premium:** There is no Buyer's Premium payable on this lot.  
**Administration Charge:** Purchasers will be required to pay an administration fee of £400 incl. VAT.  
**Disbursements:** Please see legal pack for any disbursements that may become payable by the purchaser on completion.

\*Guide Price £55,000+ (plus fees)

\*Description on Auction Information Page

Additional Fees and Disbursements will be charged to the buyer - see individual property details at [auctionhouse.co.uk](http://auctionhouse.co.uk) and Special Conditions of Sale for actual figures