

Harrold - The Oakley Arms, 98 High Street, Bedfordshire MK43 7BH
Free-of-Tie Pub to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Harrold - The Oakley Arms, 98 High Street, Bedfordshire MK43 7BH

Free-of-Tie Pub to Rent



Property Features:

- Comprises Grade II listed pub including 3-bedroom owners accommodation and additional 2-bed staff/guest accommodation
- Benefits from large beer garden and commercial kitchen
- VAT is applicable to this property
- Situated in the heart of Harrold, with occupiers close by include Co-Op Food, Tennis Club, Butchers and Takeaway, amongst others.



Property Description:

Comprises Grade II listed village pub including 3-bedroom owners accommodation with office and 1 bathroom, large beer garden and additional 2-bedroom guest/staff accommodation. The pub benefits from main bar and dining area, snug bar and commercial catering kitchen.

Total area size 290 sq m (3,121 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation.

Rent Year 1: £500 + VAT per week (PCM: £2,166.66 + VAT)

Rent Year 2-3: £550 + VAT per week (PCM: £2,383.33 + VAT)

Deposit: £7,150 (3 months)

Rateable Value: April 2023 – April 2026

Rateable Value - £8,000 p.a.

Rates Payable - £0

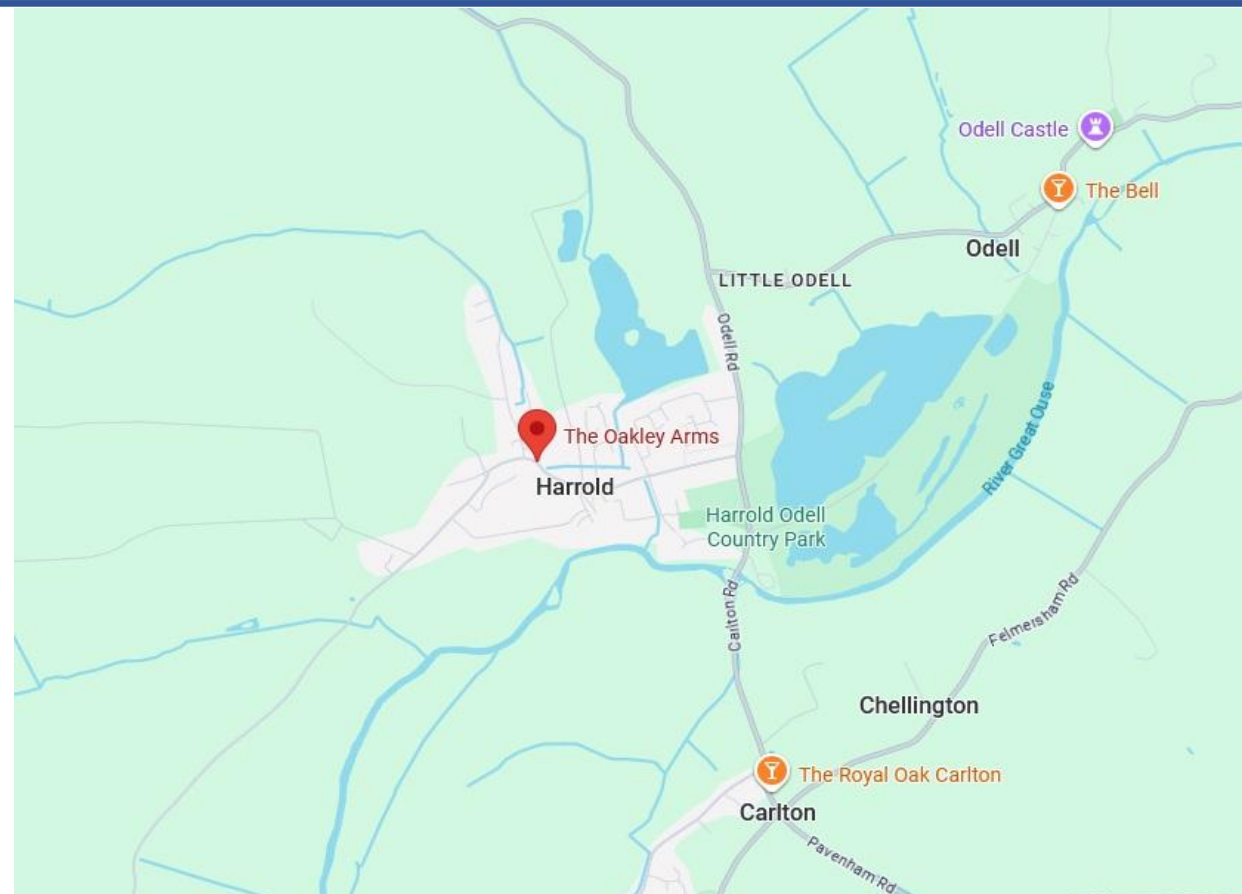
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating. Certificate and further details available on request.

Location:

Harrold is a civil parish and electoral ward in the Borough of Bedford within Bedfordshire, England, around nine miles north-west of Bedford. The village is on the north bank of the River Great Ouse, and is the site of an ancient bridge, linking the village with Carlton with Chellington on the south bank. Immediately to the east of the village is Odell. Across the bridge is Carlton. Occupiers close by include pubs, restaurant/takeaways and butcher, amongst others.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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