

To Let

20 High Street, Bedford, MK40 1SP

-  £25,000 Per Annum for 1st Year
-  1,605 Sq Ft / 149.1 Sq M
-  Occupying a prominent corner position, the property benefits from excellent visibility, with an impressive frontage of approx. 8.8 metres (28 ft 9 in) and a return frontage of approx. 9.9 metres (32 ft 6 in).
-  The ground floor comprises a principal sales area with a maximum width of approx. 9.3 metres (30 ft 5 in). together with additional storage accommodation, providing a flexible and adaptable trading environment. A basement area provides further space suitable for ancillary storage.
-  With its prominent corner position, extensive frontage and versatile layout, the property offers an attractive opportunity for a variety of retail, showroom, leisure or other commercial occupiers, subject to the necessary consents.





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Location

Bedford High Street comprises of a variety of national local and niche retailers with good daytime and evening trade. The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603.

Terms & Tenure

The premises are to be let by way of a new lease at a rental of £25,000 per annum exclusive for Year 1, with increased rentals thereafter, to be negotiated.

Accommodation

Ground Floor Sales	81.0 sq m	870 sq.ft.
Ground Floor Storage	12.5 sq m	135 sq.ft.
Basement (mostly disused)	55.0 sq m	600 sq.ft.
Total	149 sq m	1,605 sq ft

For further information
please contact:

01234 341311

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

Rates

Rateable Value £28,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 68 - Band C.

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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