





To Let

117A Midland Road, Bedford, MK40 1DA

-  £14,000 Per Annum
-  611 Sq Ft / 56.76 Sq M
-  117A Midland Road is a well-positioned commercial property located within a busy and established parade in Bedford, benefiting from strong passing footfall and excellent visibility. The premises offers a versatile ground floor unit, suitable for a variety of uses including retail, office, or service-based businesses, with a practical layout that supports efficient day-to-day operations.
-  The property is situated close to Bedford town centre, providing convenient access to a wide range of amenities, while also benefiting from good transport links. Bedford railway station is within easy reach, offering direct connections to London, and the surrounding road network ensures accessibility to nearby areas, making this an attractive opportunity for both occupiers and investors.



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Location

The property is prominently located on Midland Road, a well-established commercial area in Bedford, benefiting from strong passing traffic and footfall. It is situated close to Bedford town centre and Bedford railway station, providing direct links to London and surrounding areas. The property also enjoys good access to major road networks including the A6 and A421, ensuring excellent overall connectivity.

Terms & Tenure

Property is available to let on new lease terms to be agreed

Accommodation

611 Sq Ft / 56.76 Sq M

Rates

Rateable Value £7,100 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

For further information
please contact:

01234 341311

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

EPC

The EPC rating for the property is E

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

Tel: 01234 341 311 | **M:** 07549 818159