

## To Let

### 20 High Street, Bedford, MK40 1SP



£35,000 Per Annum



1,605 Sq Ft / 149.1 Sq M



This prominent corner retail premises offers a versatile and well-configured space suitable for a variety of occupiers. The property benefits from an impressive frontage of approximately 8.8 metres (28 ft 9 in) with a return frontage of 9.9 metres (32 ft 6 in), providing good visibility. Internally, the unit has a maximum width of 9.3 metres (30 ft 5 in).



The ground floor comprises a main sales area complemented by an additional storage space. A basement area currently mostly disused, offers further potential for storage or ancillary use.





## 20 High Street, Bedford, MK40 1SP

### 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 £35,000 per annum exclusive.

### 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.
<b>Total</b>	<b>149 sq m</b>	<b>1,605 sq ft</b>

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:

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