

To Let

1 Ram Yard, Bedford, MK40 1AL

 £12,000 Per Annum

 817 Sq Ft / 75.9 Sq M

 Prominent first floor vacant commercial unit offered in clean shell condition, providing flexible accommodation suitable for a range of Class E and Sui Generis uses, subject to the necessary consents. Potential uses may include offices, studios, clinics, retail and leisure.

 The premises provide an excellent opportunity for an occupier to undertake a bespoke fit-out and create a space tailored to their specific operational requirements. With its adaptable layout, prominent position and broad commercial potential, the property would suit a variety of businesses seeking versatile and well-located premises.

For further information
please contact:

01234 341311

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





1 Ram Yard, Bedford, Bedfordshire, MK40 1AL

Location

1 Ram Yard is situated in a prominent position within Bedford town centre, close to the High Street and a wide range of retail, leisure and professional amenities. Bedford Railway Station and the town's main bus services are within easy reach, providing regular connections to London and surrounding areas. The A6, A428 and A421 are readily accessible, offering convenient road links towards Milton Keynes, Northampton and the M1 motorway.

Terms & Tenure

Leasehold interest available on flexible terms, with a new lease offered for a term to be agreed

Accommodation

Ground Floor Retail Unit: 817 Sq. Ft. (75.90 Sq. m.)

Rates

Rateable Value £9,200. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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EPC

The EPC rating for the property is B

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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