

TO LET



The Heights, St Johns Street, Bedford, Bedfordshire, MK42 0FT

852 SqFt (79.19 SqM)

Long Leasehold £75,000 Per Annum Exclusive

Town Centre Retail / Office Unit

- Open Plan Over Two Floors
- WC & Kitchen Facilities
- One Car Parking Space
- Highly Visible Location

Location

The property is located on St Johns Street, close to St Marys Street & Bedford High Street. With good access to the A6, A421 Bedford Bypass & Bedford Bus Station.

Description

Located on the edge of the town centre, the premises have been recently refurbished and offer an open plan retail/office space suitable for various types of business user (subject to planning). The accommodation is over 2 floors including additional storage rooms.

Terms

Available on a long leasehold: £75,000 exclusive. We understand that the property is held on a 150 year leasehold interest from January 2008.

Service Charge

The freeholder currently collects a service charge.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £4,500

Interested parties are advised to contact the relevant Local Authority.

Accommodation

A newly refurbished open plan unit with suspended ceilings, WC & kitchen facilities. Storage to the upper floors available.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. M	Sq. Ft
Ground Floor	42.27	455
First Floor	18.30	197
Storage	18.62	200
Total	79.19	852

Areas quoted are approximate and should not be held as 100% accurate.

EPC

TBC

Viewings

For viewings and further information please contact:

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