

TO LET



Unit E, River Street, Bedford, MK40 1PX

1,798 SqFt (167.03 SqM)

£25,000 Per Annum Exclusive

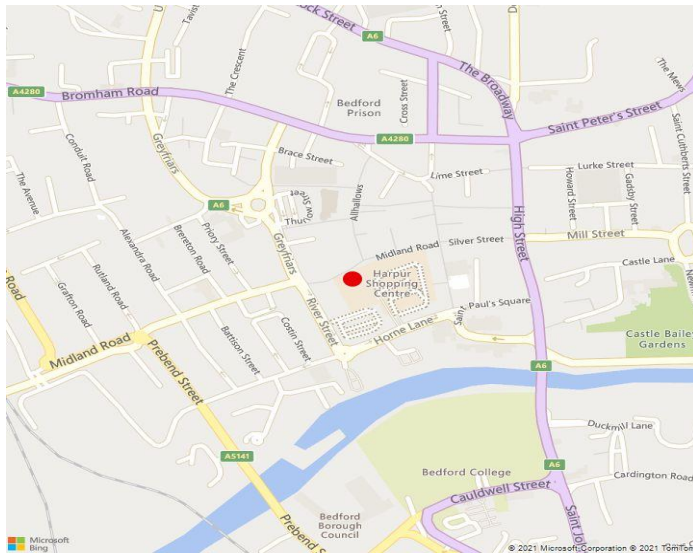
- Town Centre Location
- Adjacent To Multi-Storey Car Park
- Suitable For Various Use Types
- Ground Floor Open Plan Accommodation

Location

Bedford is the county town and administrative centre of Bedfordshire and is located 50 miles north of London, 15 miles north east of Milton Keynes and 22 miles of Northampton.

The town benefits from excellent transport links and is strategically located between the M1 and A1, both within 10 miles. The A421 bypass is a primary link between the A1 and the M1. The A421 additionally links with the A6 providing access to Luton to the south.

Bedford benefits from a frequent direct rail service to London St Pancras, with a fast journey time of approximately 37 minutes.



Description

The property is situated in the town centre adjacent to Tesco, River Street Multi Storey Car Park and the Pilgrims Progress public house. Previously used as a restaurant but may be suitable for various other use types.

A new shop entrance will be fitted provide direct access from River Street.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £25,000 per annum exclusive

VAT

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

Business Rates

Rateable Value – £TBC

Interested parties are advised to contact the relevant Local Authority.

Accommodation

The property is open plan with a floor to ceiling height of approximately 3.7 metres. To the rear is a WC and fire escape.

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

Accommodation	Sq M	Sq Ft
Ground Floor	547.8	1,798
Total	547.8	1,798

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

EPC

TBA

Viewings

For viewings and further information please contact:

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