

TO LET



23- 27 High Street, Bedford, MK40 1RY

6,903 SqFt (641.29 SqM)

£45,000 Per Annum Exclusive

**Double Fronted Town Centre
Retail Unit**

- Open Plan Retail
- Ladies & Gents WC Facilities
- Kitchen, Staff Room
- Loading/Delivery Area

Location

The premise is located on Bedford High Street, close to the Embankment and adjacent to other occupiers including Wilko, McDonalds and Nando's.

Description

A double fronted period retail unit located in a busy High Street located opposite St Paul's Square. Available to lease on new terms.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £45,000 per annum exclusive

VAT

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

Business Rates

Rateable Value – £61,000

Interested parties are advised to contact the relevant Local Authority.



Accommodation

Comprising open plan retail space to the ground floor with ancillary storage, staff welfare and loading/access to the rear.

The property also benefits from a large basement and is situated close to other retailers such as Wilko, McDonalds and Nandos.

The open plan layout offers flexibility of accommodation making it suitable for various types of user (subject to planning).

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	367.33	3,954
Basement	273.96	2,949
Total	641.29	6,903

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

EPC

E-104

Viewings

For viewings and further information please contact:

Chandan Teji

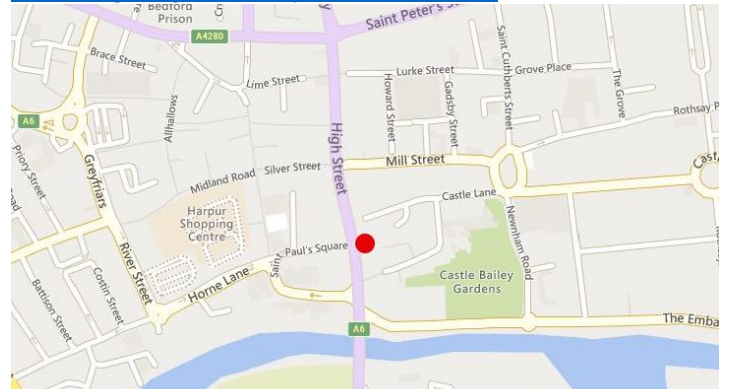
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