

TO LET



Ground & First Floor, 1-3 Silver Street, Bedford, MK40 1SY

5,783 SqFt (537.27 SqM)

£70,000 Per Annum Exclusive

**Retail Unit In A Prime
Town Centre Location**

- Open plan Over Two Floors
- WC & Kitchen Facilities
- Return Frontage
- Rear Access/Loading

Location

The property is situated on Silver Street which is a pedestrianised area linking the High Street to Harpur Street & The Harpur Centre which is the main retail precinct in Bedford Town Centre.

Description

This prominent retail unit spans two spacious floors, designed with a mostly open plan layout to maximize flexibility and functionality. An expansive window display, benefitting from return frontage providing exceptional visibility. This premium space is perfect opportunity for any retailer.

There is potential for the premises to be taken on a floor-by-floor basis.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £70,000 per annum exclusive.

VAT

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

Business Rates

Rateable Value – £71,500

Interested parties are advised to contact the relevant Local Authority.

EPC

This property's current energy rating is D- 91



Accommodation

Currently comprising a ground floor retail space with first floor storage and staff facilities.

An internal staircase could be opened up to create further retail space to the first floor. Rear access for leading is via Hawes Court.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	276.16	2,972
First Floor	261.11	2,811
Total	537.27	5,783

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

Viewings

For viewings and further information please contact:

Chandan Teji

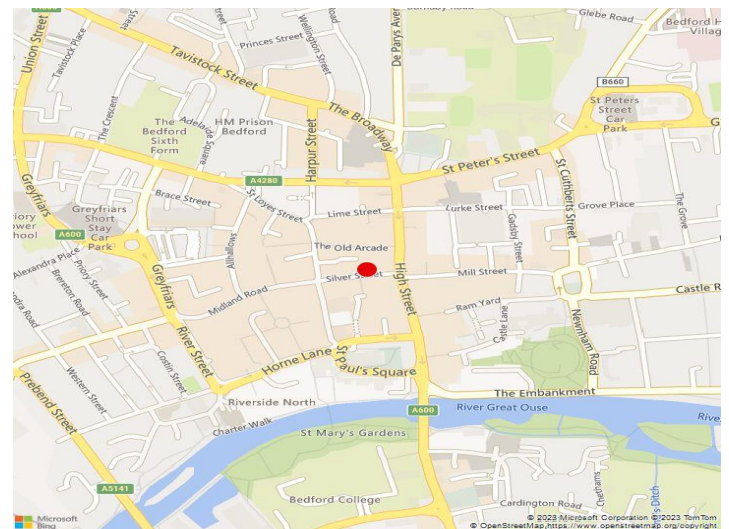
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