

**TO LET**



**Room 3 Tavistock Yard 58 Tavistock Street Bedford  
MK40 2RD**

**93 SqFt (8.64 SqM)**

**£60.00 Per Week Exclusive**

- Open Plan Space
- Shared WC & Kitchen Facilities
- Close To Multi Storey Car Park
- Flexible Terms

## Location

The property is located on Tavistock Street, close to Bedford Town Centre.

Good access to the A428 and A6.

Located opposite Queen Street Car Park which currently offers the first 2 hours parking free Monday to Saturday.

## Description

Exclusive opportunity to occupy a business unit on flexible terms within the newly converted Tavistock Yard.

The development comprises of 13 separate units. All business types considered (subject to planning).

## Terms

The premises are to be let on flexible terms at a rent of £60.00 per week exclusive.

In addition to the rent, the tenants will be liable for the payment of service charge at £30.00 per week for the general maintenance of the building, heating, lighting and building insurance.

## 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

Open plan space with shared WC and kitchen facilities.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	8.64	93
<b>Total</b>	<b>8.64</b>	<b>93</b>

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

## EPC

This property's energy rating is D- 77

## Viewings

For viewings and further information please contact:

### Chandan Teji

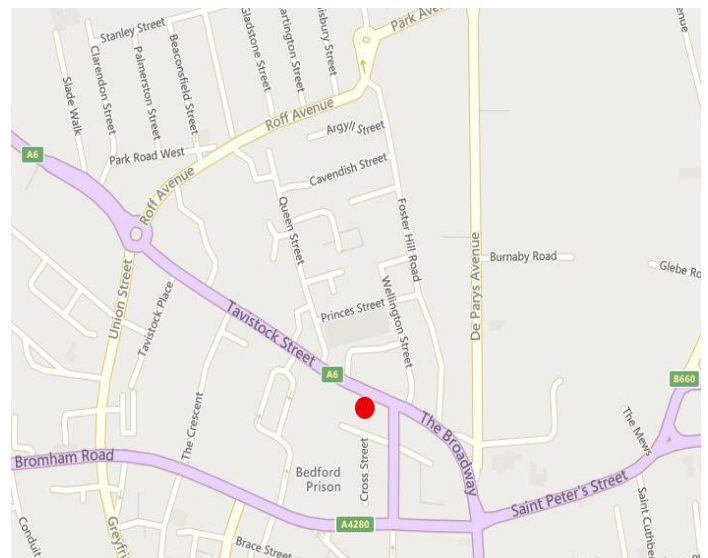
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