

TO LET



**Diamond House, 11-13 St Peters Street, Bedford,
MK40 2PN**

2,248 Sq Ft (208.92 SqM)

£29,000 Per Annum Exclusive

**Character Retail Premises in
Prominent Position**

- Prominent Location
- Double frontage
- Rear access

Location

The premises are located close to the town centre on St Peters Street, adjacent to Bedford School, Pizza Express, Lidl and the newly covered Quarry Theatre

Good Access to A428, A6 and A421 Bedford Bypass.

Description

Located on St. Peters Street, this historic, Grade II building features an open-plan retail area, complemented by substantial rear, first and second-floor office and ancillary spaces, all enriched with character features. The property boasts a highly prominent position with excellent foot traffic in the heart of Bedford Town Centre.

Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £29,000 per annum exclusive.

There is potential to split the building into two separate units.

VAT

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

Business Rates

Rateable Value – £14,250 (£7,125 payable)

Interested parties are advised to contact the relevant Local Authority.

Accommodation

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

Accommodation	Sq M	Sq Ft
Ground Floor	141.31	1,521
First Floor	39.14	421
Second Floor	28.47	306
Total	208.92	2,248

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

Viewings

For viewings and further information please contact:

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