

TO LET - RETAIL



30 Gostwick Road, Bedford, Bedfordshire, MK42 9XD

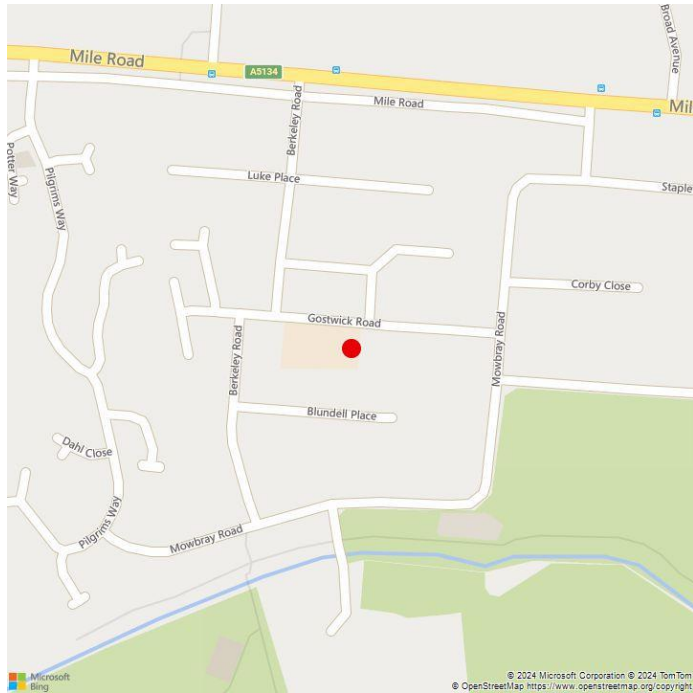
581 SqFt (53.97 SqM)

£4,250 per annum

- Affordable Rent
- Mixed-use Parade
- Customer Parking

Location

Gostwick Road is situated just to the rear of Mile Road, which is located approximately 1.7 miles from Bedford town centre, 2.1 miles from Bedford railway station, and 1 mile from the A421 Bedford Bypass. Other local occupiers include Premier Convenience Store, Kings & Queens Hair and Beauty Salon, as well as two hot-food takeaways.



Description

This property is currently occupied by Phoenix Pharmacy, which is marketing the assignment of their lease. As a result, the space is fully equipped with retail shelving, display walls, and a retail counter. Additionally, the property features a small office area and a WC at the rear.

Terms

The property is available by way of assignment of an existing 15-year lease, commencing from July 2022 at a rent of £4,250 per annum. The lease also has break options in July 2027 & 2032. Additionally, there is an upcoming rent review in July 2027.

VAT: This property has been elected for VAT and therefore, is payable on the lease.

Service Charge: Not applicable

The Assignor is seeking a premium in the region of £10,000+VAT.

Accommodation

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

Accommodation	Sq Ft	Sq M
Total	581	53.97

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

Business Rates

Rateable Value: £5,500 per annum with £nil payable subject to small business rates relief.

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Viewings

For viewings and further information please contact:

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