



- + Town Centre Location (Opposite Bus Station)
- + First Floor 1,609 sq ft, Second Floor 173 sq ft, Flat 3 bedroom flat
- + Lease Assignment
- + Busy shopping area

Lease Assignment

£15,000 Per Annum

7a/8a, Thurlow Street, Bedford, MK40 1LR



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Description

A great opportunity to lease a modern fitted beauty salon which benefits from two floors and treatment/spray tanning private rooms.

The first floor offers an open plan hair salon with three treatment rooms as well as kitchenette and WC.

The second floor is currently occupied as a sunbed salon and toilet facilities. The second floor has a three bedroom flat with kitchen/bathroom facilities.

The property occupies a prominent location adjacent to Bedford Bus station. Nearby occupiers include RSPCA, Essential Spices Supermarket, Newly opened Sushi Bar and Ladbrokes.

Location

Bedford in the county of Bedfordshire and is situated approximately 10.5 miles from junction 13 of the M1 and approximately 9 miles of the A1.

The Bedford southern bypass (A421) provides a direct link to the A1, junction 13 of the M1 and Milton Keynes. The Bypass also links with the A603, A600 and the A6 southbound to Luton.

The main line railway station in the town centre provides a regular service to London St. Pancras.

Terms and Tenure

The premises are to be offered to let by way of assignment with approximately 4 years left on an effective fully repairing and insuring lease. The rental is £15,000 per annum exclusive of VAT.

VAT

All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisors as to their liabilities, if any.

Services

We understand that mains electricity, gas and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

N.B. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

Service Charge

There is a service charge in respect of all shared facilities including the main roof and canopy. The tenant will be responsible to keep the interior of the unit and the shop front in good repair.

Business Rates

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current rateable value of £13,750.

Please note it is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates by contacting the local authority.

Planning

We understand the premises benefits from Class E use, however, it is the proposed tenant's responsibility to fully satisfy themselves in this instance by contacting the local authority on the 01234 267422.

**To arrange a viewing, please call:
Bedford Commercial
01234 351000 option 2**



Land and Property Professionals

**118 Bromham Road
Bedford
MK40 2QN**

Agent's Notes

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