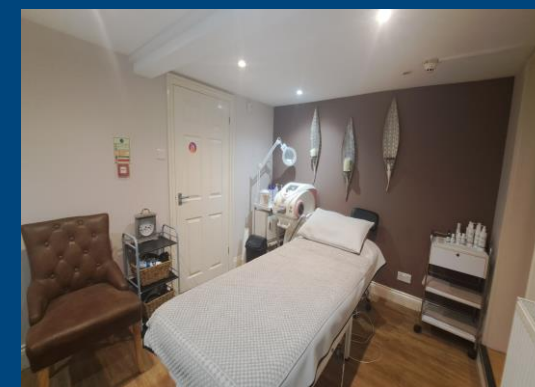


- + Modern Beauty Salon
- + Four Treatment Rooms
- + 73.77 sq m / 794.05 sq ft
- + Busy High Street location
- + Available Now



To Let

£12,500 per annum

72 High Street, Harrold, Bedford, Bedfordshire MK43 7BH

72 High Street, Harrold, Bedford, MK43 7BH

Description

A great opportunity to lease a modern beauty salon which benefits from four treatment rooms as well as one kitchenette and internal storage. One of the treatment room also offers a private shower within.

The property benefits from heating, laminate flooring throughout and LED lighting. The salon offers a WC which is shared with the adjacent offices.

The property occupies a prominent location on the High street in close proximity to other businesses, including Co-Op store and Post Office.

Please note that the salon's fixtures, fittings and equipment are not included in the leasing of the unit. If interested in purchasing any of the equipment, please ask for further information.

Location

The property is located in the main High street in the village of Harrold, Bedford. Harrold is approximately 10 miles north west of Bedford via the A6, and approximately 8.4 miles of Rushden.

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.

Terms and Tenure

The premises are to be offered to let by way of a new effective fully repairing and insuring lease on terms to be agreed.

Business Rate

From information obtained from the Valuation Office Agency website www.voa.gov.uk the property has a current ratable value of £9,600. 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.

VAT

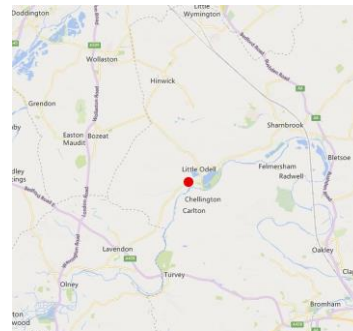
All rents, process and premium are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers to their liabilities, if any.

Energy Performance Certificate Rating

EPC - Rating of C

Viewings

Strictly by appointment through Robinson and Hall LLP.



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



Land and Property Professionals

Unit 1, Highfield Court, Highfield Road, Oakley, Bedford, MK43 7TA

Agent's Notes

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1. The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of an offer or contract.

2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Robinson & Hall LLP have not tested any of the services or equipment.

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