



## 27 Park Road West Bedford MK41 7SB

£9,000 per annum

- Prominent corner location
- Ground floor retail shop
- Flexible terms available
- Rear access

### Approximate Distances:

- Bedford - 0.6 miles.
- Huntingdon - 23 miles.
- M1 (Junction 13) - 11 miles.
- Northampton - 21 miles.

### Viewings and Further Information:



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## Description

Park Road West is located in the popular Prime Ministers area of Bedford that whilst being a densely populated residential area also houses a plethora of retail units.

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

The Bedford southern bypass, the 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.

This is a semi detached brick built premises set on a prominent corner in the sought after Prime Ministers area in Bedford.

The property consists of a ground floor retail unit with an open plan retail space leading to a rear storage room and wc.

Floor Area	Sq M	Sq Ft
Ground Floor	68.19	734

## Services

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.

## Planning

The property has planning consent for A1 retail and residential use, however it is the proposed tenants responsibility to satisfy themselves that their use is in accordance with this.

## Terms

The retail unit is available to let on flexible terms at an asking rent of £9,000 per annum.

## Business Rates

The property has a rateable value of £4,500. This has been obtained from the Valuation Office Agency website.

For details of the actual business rates payable and any reliefs that may be applicable please contact Bedford Borough Council.

## EPC

The property has an Energy Performance Rating of C, a copy of the report is available upon request.

## VAT

All prices 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.

## Viewing

If you would like to view this property please contact our office to arrange a suitable date and time.

## Did You Know?

Fisher German can assist with all commercial property matters, including sales and lettings, valuations, schedules of condition, dilapidations, property management and rating. For further details please telephone 01295 226283.