




Leasehold

87 High Street, Bedford
MK40 1NE

 £26,500 Per Annum

 3,057 Sq Ft / 284 Sq M

 Attractive retail premises with large open plan ground floor sales area. To the first floor there is an office and w.c. facility.

 At the rear there is yard area with parking for several cars.



87 High Street, Bedford, MK40 1NE

Location

Bedford High Street comprises of a variety of national local and niche retailers with good daytime and evening trade.

The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603.

Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £26,500 per annum exclusive.

Accommodation

Ground Floor Retail	116.27 sq m	(1,251 sq ft)
Ground Floor Ancillary	17.69 sq m	(190 sq ft)
Ground Floor Storage	4.15 sq m	(45 sq ft)
First Floor Ancillary	8.44 sq m	(91 sq ft)
Basement	137.50 sq m	(1,480 sq ft)
Total	284.05 sq m	(3,057 sq ft)

For further information
please contact:

01234 341311

1 Lurke Street Bedford,
MK40 3TN

Rates

Rateable Value £21,250. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 97 - Band D.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Ryan Taylor ryan.taylor@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk