

020 7491 0999

Douglas Stevens

Chartered Surveyors



BEDFORD

11-13 Silver Street
MK40 1SY

Shop to let

Subject to Vacant Possession

Location

Bedford is an historic market town with an attractive riverside frontage. Bedford is located approximately 50 miles north of London, being 10 miles east of Junction of the M1 Motorway, with access via the A421. The A1 is 9 miles to the west.

The subject property is located on Silver Street in a prime position close to **Next**, **Debenhams** and **Beale's department store** and in close proximity to Midland Road and the **Harpur Centre**. The principal retail offer is located on Silver Street and Midland Road.

Accommodation

The unit is available with the following approximate areas:-

Ground Floor Sales	175.7 sq m	1,892 sq ft
Ground Floor Ancillary	14.4 sq m	155 sq ft
First Floor Sales	132.5 sq m	1,426 sq ft
First Floor Ancillary	15.5 sq m	167 sq ft
Second Floor Ancillary	11.4 sq m	1,199 sq ft
Total	449.5 sq m	4,838 sq ft

The property benefits from a double frontage with servicing at the rear via Hawes Court. The existing tenant trades from both the ground and first floors.

Lease

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed, subject to five yearly upward only rent reviews.

Rent

On application.

Rates

We are electronically informed that the rates are as follows:-

Rateable Value:	£93,500
Rates Payable (2019/2020):	50.4 pence

Interested parties are advised to make their own enquiries with the Local Authority to verify this information.

Energy Performance Certificate

A copy of the EPC can be made available upon request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by prior appointment through the sole agents:-

Nick Cook

Douglas Stevens & Company

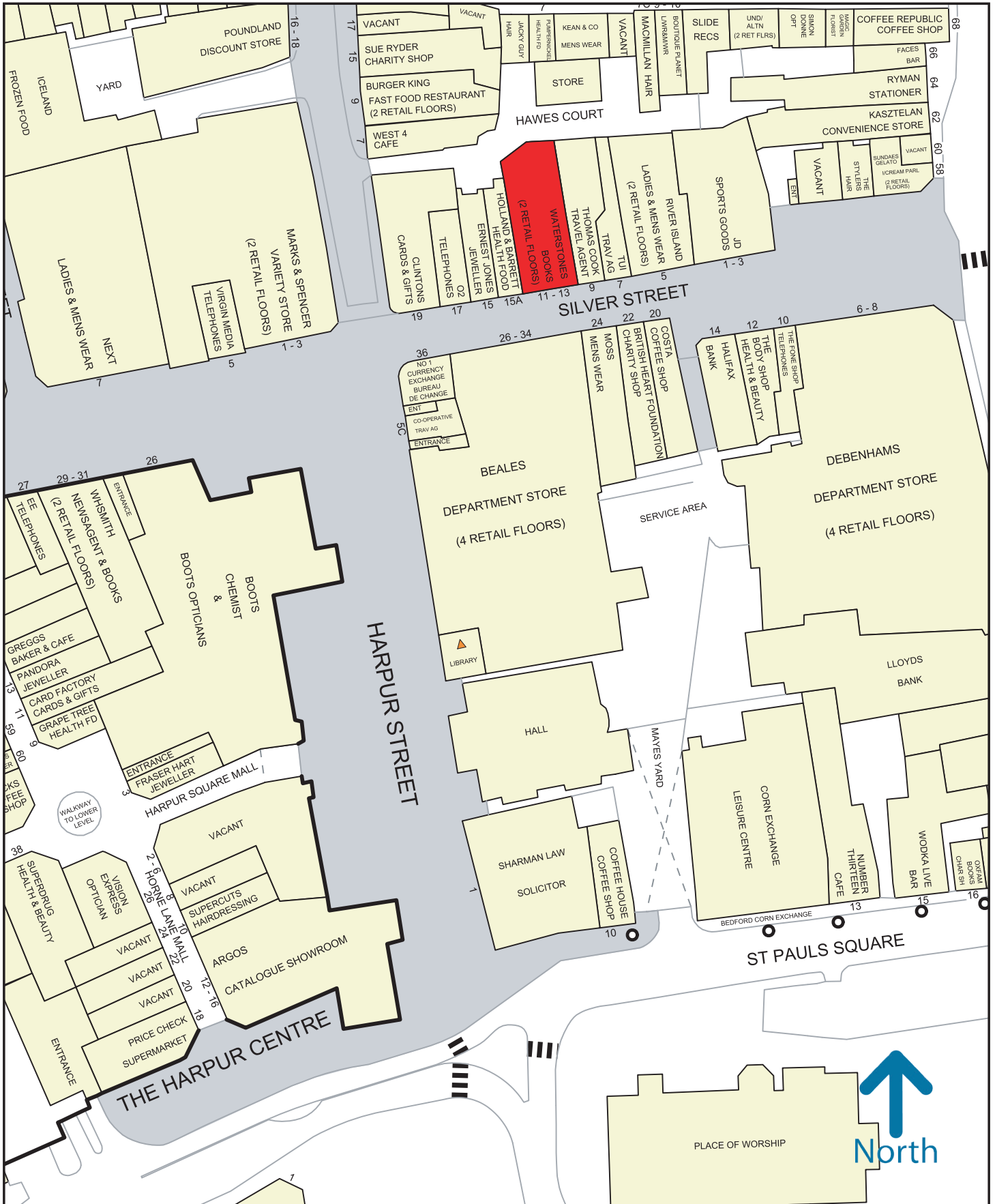
Telephone: 0207 514 8215

E-mail: nick.cook@douglasstevens.co.uk

For details of further properties please visit:

www.douglasstevens.co.uk

SUBJECT TO CONTRACT



Misrepresentation Act 1967: Messrs Douglas Stevens & Co for themselves as vendors and lessors of this property whose agents they are, give notice that; (i) these particulars are set out as a general outline for guidance of intended purchasers of lessees, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or other wise as to the accuracy of all matters upon which they to rely; (iii) no person in the employment of Douglas Stevens & Co has any authority to make or give any representation or warranty whatsoever in relation to this property; (iv) properties are offered subject to contract and being unsold or un-let and no responsibility is taken for any inaccuracy or expenses incurred in viewing; (v) all prices and rentals quoted are exclusive of Value Added Tax at the appropriate rate. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

Experian Goad Plan Created: 12/03/2019
Created By: Douglas Stevens



50 metres