

BEDFORD – 5 SILVER STREET

PRIME DOUBLE SHOP TO LET

**** RENT RECENTLY REDUCED ****



LOCATION

The property occupies a prime location adjacent to **JD Sports** and close to many other multiple retailers including **Debenhams**, **Beales Department Store**, **Boots** and **Costa**.

THE PROPERTY

The premises are arranged over basement, ground and first floor levels and offers the following approximate dimensions and net internal floor areas:

Net Frontage	-	11.9 m	39' 03"
Internal Width (max)	-	12.8 m	42' 00"
Shop Depth	-	20.4 m	67' 00"
Ground Floor Sales	-	305.0 m ²	3,281 sq.ft.
First Floor Sales	-	264.0 m ²	2,845 sq.ft.
Basement Storage	-	114.0 m ²	1,225 sq.ft.

EPC

An EPC is available upon request.

COSTS

Each party is to be responsible for their own legal and surveyors costs incurred in the transaction.

LEASE

The property is available on a new full repairing and insuring lease for a term to be agreed at a commencing rental in the region of **£50,000 p.a. excl.**

RATES

We are informed by the Local Rating Authority that the premises have been assessed for rating purposes as follows:

Rateable Value	-	£124,000*
UBR (2021/2022)	-	51.2p

***The rating assessment has been appealed.**

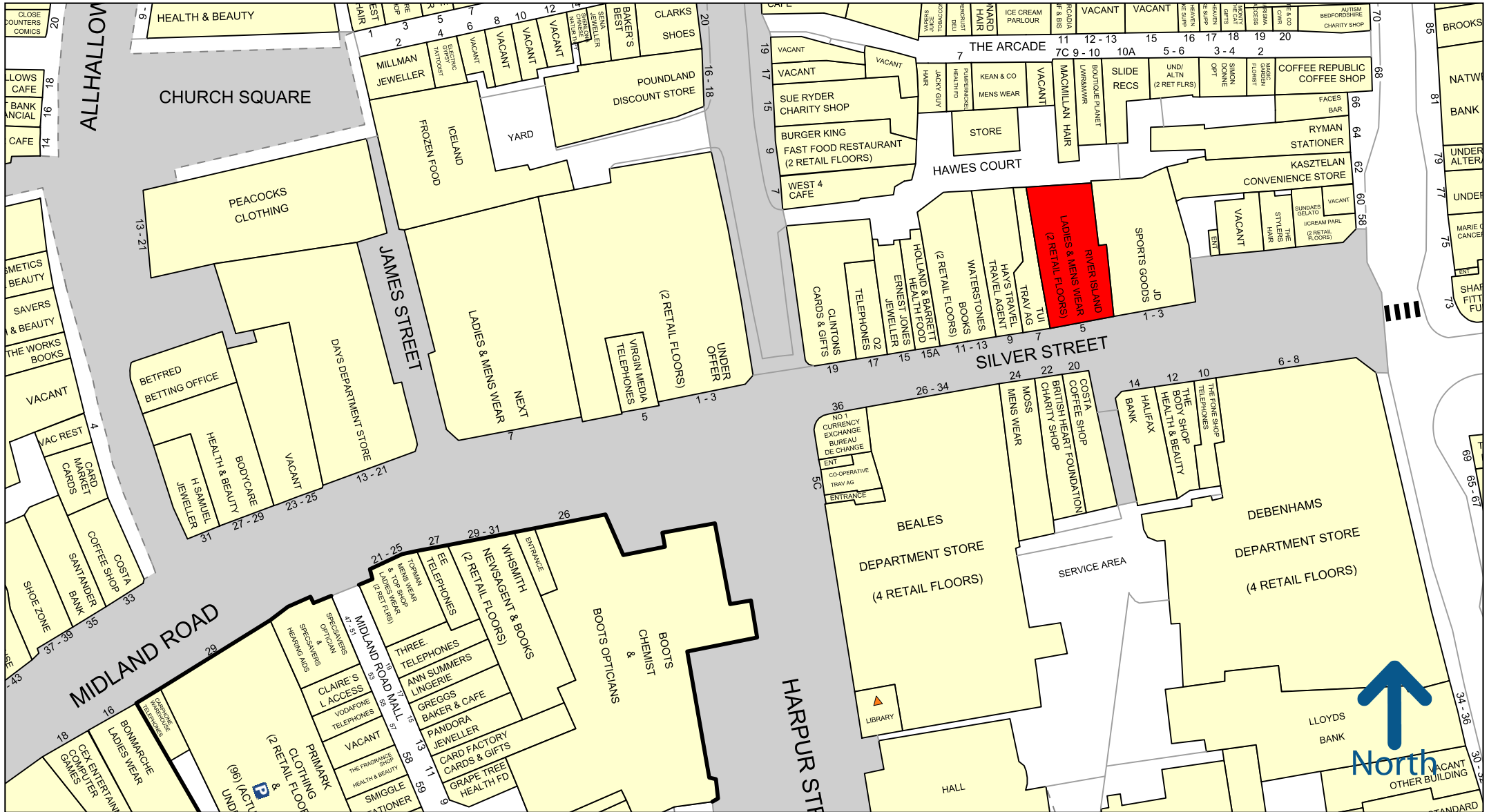
Various relief schemes are in existence and interested parties are recommended to make their own enquiries with the Business Rates Department of Bedford Borough Council – Tel: 01234 267 422

INSPECTION

Viewings can only be carried out with prior notice by contacting:-

Jim Moloney jimmoloney@sprrg.co.uk or
John Loveday johnloveday@sprrg.co.uk

Tel: 020 7409 2100



Experian Goad Plan Created: 25/10/2019
Created By: Smith Price RRG



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