

To Let: Business Sale

27A Tavistock Street, Bedford, MK40 2RB

 £6,000 Per Annum / Business Sale Premium - £40,000

 281 Sq Ft / 26.1 Sq M

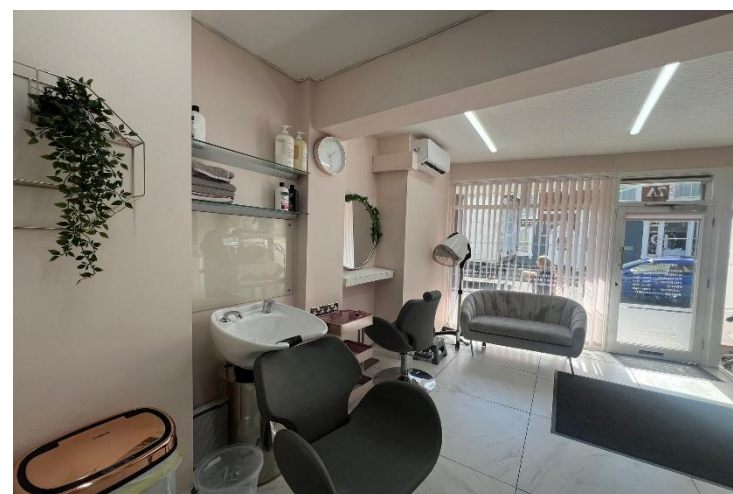
 A modern and well-presented beauty salon prominently positioned on Tavistock Street in Bedford town centre, benefiting from excellent visibility on a busy main road location. The premises provide a stylish and practical layout including a welcoming waiting area, feature wall, hair basin, two styling chairs, WC facilities, and storage space.

 Additional benefits include air conditioning, CCTV, new flooring throughout, and a clean contemporary finish suitable for a range of beauty, hair, or wellness businesses. The property is offered in good condition with new lease terms available, making it ideal for owner-occupiers or start-up operators seeking immediate occupation.

For further information
please contact:

01234 341311

**Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY**





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Location

The property occupies a prominent position on Tavistock Street within Bedford town centre, an established commercial location benefiting from strong passing footfall and vehicle traffic. The area is well served by a variety of independent retailers, salons, cafés, and professional businesses, creating a vibrant trading environment. Bedford Railway Station is located within easy reach, providing regular services to London and surrounding towns, while excellent road links are available via the A6 and A421.

Terms & Tenure

The existing lease is currently held at a passing rent of £6,000 per annum, with a business sale premium of £40,000. The premises are available by way of a lease reassignment, with new lease terms available subject to negotiation at market rent.

Accommodation

Total 281 Sq. Ft.

Rates

Rateable Value £6,600 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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EPC

The EPC rating for the property is 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:



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