

## TO LET Former town centre bank premises available to lease in whole or in part



**3,666 SqFt (340.57 SqM)**

15-19 Mill Street, Bedford, MK40 3EU



Bedford Town Centre



Good access to the A421  
Bedford Bypass, A428 and  
A6



Bedford Railway Station  
approx. 0.3 miles



Option to lease in part or in  
whole, High footfall location,  
Parking to rear, Suitable for  
various use classes (subject  
to planning), ,



On Site Parking Spaces



Leasehold £45,000 per  
annum exclusive for the  
entire ground floor



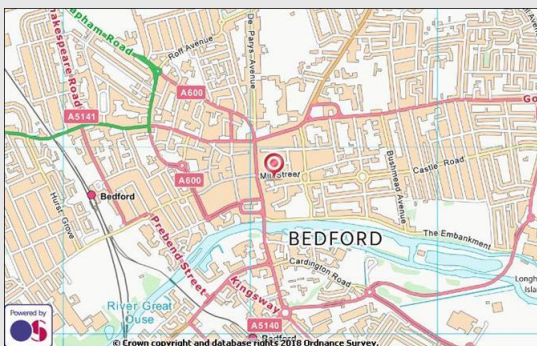
## Location

- Located on Mill Street towards the High Street within Bedford Town Centre. Located in a highly visible position adjacent to a variety of retailers and office users.



## Description

- Former town centre bank premises available to lease as a whole or in part.
- The property forms part of an exclusive residential development and comprises of a large open plan office area, separate meeting rooms, staff room and WC facilities.
- Further benefits from parking to the rear and high roadside visibility.
- The premises would ideally suit an office user or restaurant (subject to planning)
- The landlord would consider proposals to lease part of the unit. Please contact the agent to discuss in further detail.



## Specification

- Option to lease in part or in whole
- High footfall location
- Parking to rear
- Suitable for various use classes (subject to planning)
- EPC – D (98)



## Floor Area (Net Internal Area)

The property has been measured in accordance with the RICS Property Measurement Standards (Second Edition)

Ground Floor: 340.55 sq m 3666 sq ft

Areas quoted are approximate and should not be held as 100% accurate.



## Terms

- Leasehold £45,000 per annum exclusive
- Service Charge: Applicable
- VAT: Applicable at the appropriate rate



## Business Rates

- Current Rateable Value: £38,500

Interested parties are advised to make their own enquiries.



## Viewing

**Nathan George**

01234 905134

nathan.george@kirkbydiamond.co.uk

**Andrew Clarke**

01234 905130

andrew.clarke@kirkbydiamond.co.uk

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