

Leasehold

79 Tavistock Street, Bedford
MK40 2RR

£12,500 Per Annum

675 Sq Ft / 62.71 Sq M

Ground floor retail premises benefitting from w.c., kitchenette and ancillary storage. The retail property benefits from a car parking space to the rear.

The premises were previously utilised as a barbers shop, and the fixtures and fittings are available to purchase by separate negotiation.



For further information
please contact:

01234 341311

1 Lurke Street Bedford,
MK40 3TN

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Location

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.

The premises are located on the busy Tavistock Street, close to Bedford town centre and providing one of the main access roads into the High Street. Nearby occupiers include KFC and Sainsbury's Local.

Terms & Tenure

The premises are to be let on a new lease, terms to be agreed, at a rental of £12,500 per annum exclusive.

Accommodation

675 sq ft / 62.71 sq m

Rates

Rateable Value £8,600. 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 57 - Band C.

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:

Giles Ferris giles.ferris@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk