

TO LET



2 Prebend Street Bedford, MK40 1QW

354 Sq.Ft (32.88 SqM)

£9,500 Per Annum Exclusive

- Double Frontage
- Recently Redecorated
- Central Location
- Walking Distance of Train Station

Location

Prebend Street is centrally located in Bedford, offering easy access to the town's amenities and transport links, including the nearby Bedford Train Station.

Description

This property provides a ground floor retail premise benefitting from return frontage onto a busy arterial road within close proximity to Bedford Town Centre. Premise provides recently redecorated with modern flooring, LED lighting, kitchenette and WC.

Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £9,500 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £4,900

Interested parties are advised to contact the relevant Local Authority.

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition.

Accommodation	Sq M	Sq Ft
Total	32.88	354

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

EPC

Band C - 74

Viewings

For viewings and further information please contact:

Joshua Parello

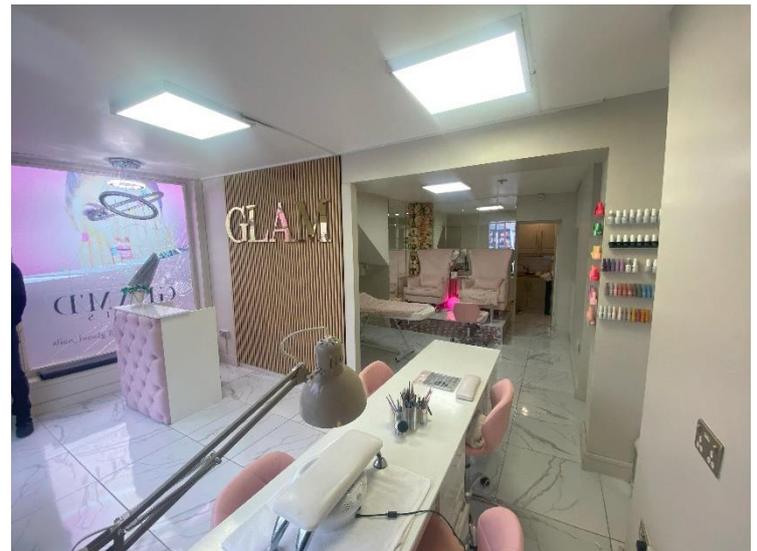
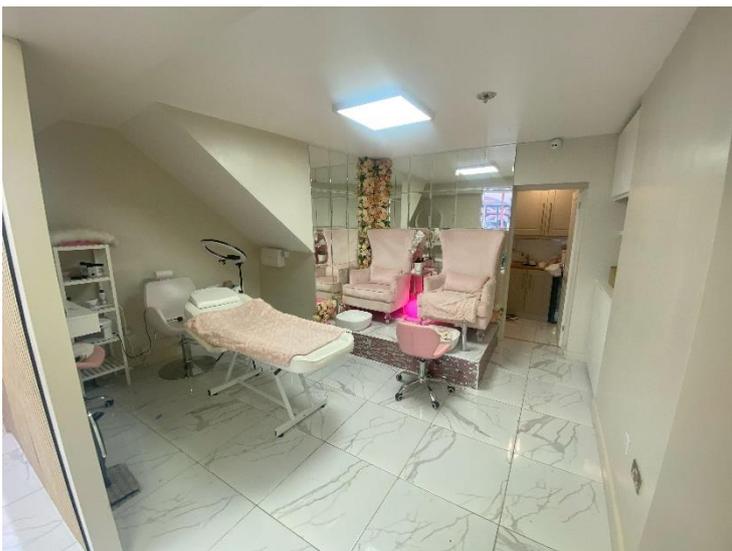
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