

# 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 6<sup>th</sup> 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:

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