

TO LET

581 Sq Ft (53.97 Sq M)

- Affordable Rent
- Mixed Use Parade
- Customer Parking
- Within a Residential Area



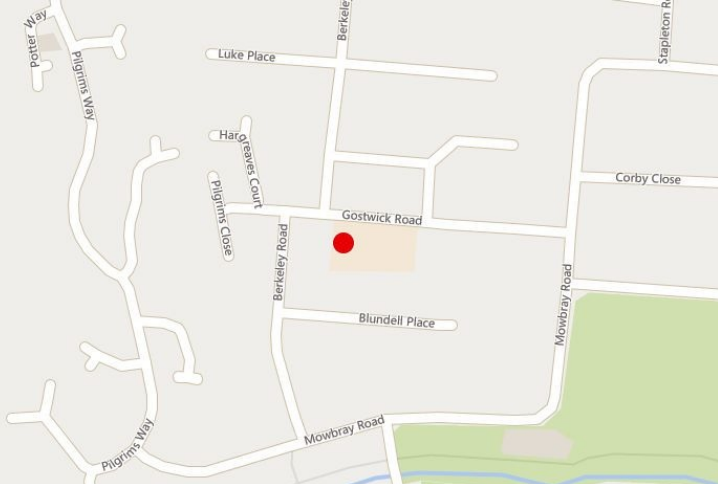
30 Gostwick Road
Bedford, MK42 9XD

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- Gostwick Road is situated just to the rear of Mile Road
- 3 miles from Bedford Town Centre
- 2 miles from Bedford Railway Station, and 1 mile from the A421 Bedford Bypass
- Other local occupiers include Premier Convenience Store, Kings & Queens Hair and Beauty Salon, as well as two hot-food takeaways

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Google Maps

Click here

DESCRIPTION

- This property is currently occupied by Phoenix Pharmacy, which is marketing the assignment of their lease
- The owner is seeking a premium in the region £10,000 for the goodwill as well as all fixtures and fittings. As a result, the space is fully equipped with retail shelving, display walls, and a retail counter
- Additionally, the property features a small office area and a WC at the rear

TERMS

The property is available by way of assignment of an existing 15-year lease, commencing from July 2022 at a rent of £4,250 per annum.

ACCOMMODATION (Net Internal Area*)

Ground Floor	53.97 SQ M	581 SQ FT
Total	53.97 SQ M	581 SQ FT

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

EPC: C-68

Business Rates: The Rateable Value is £5,500 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

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