

TO LET

1,647 Sq Ft (153.01 Sq M)

- High footfall location
- Parking to rear
- Suitable for various use classes (subject to planning)



Unit 1

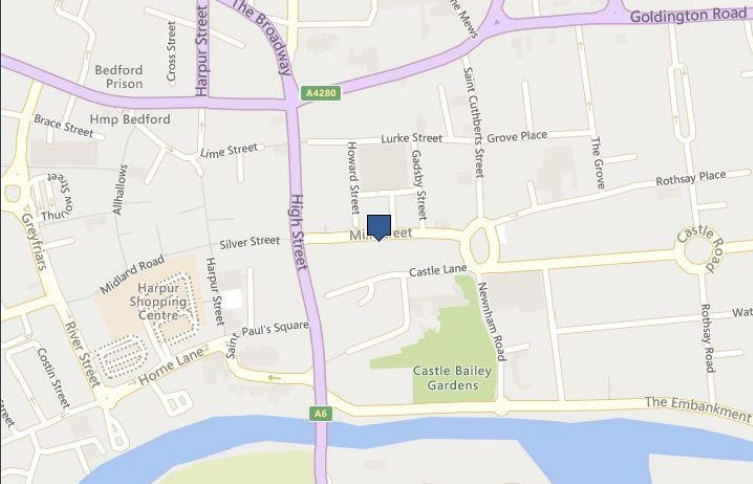
19 Mill Street, Bedford, MK40 3EU

>D KirkbyDiamond

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LOCATION

- The unit is located in a prominent position on Mill Street, which sits adjacent to Bedford High Street.
- Just a short 5-minute walk from both Bedford Bus Station and Bedford Train Station.
- Multi-storey car parking is available nearby at Lurke Street.



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DESCRIPTION

- Centrally located retail premises
- Sits adjacent to the High Street
- Large open plan unit with ancillary space

TERMS

The premises are to be let on a full repairing and insuring sublease for a term to be agreed at a rental of £25,000 per annum exclusive



ACCOMMODATION (Net Internal Area*)

Ground Floor	153.01 SQ M	1,647 SQ FT
Total	153.01 SQ M	1,647 SQ FT

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

EPC: EPC Rating - D (98)

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