

TO LET

1,133 - 3,199 Sq Ft

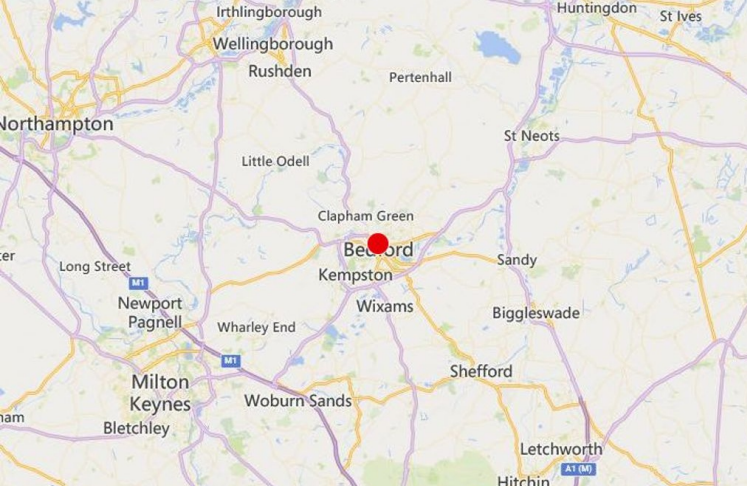
(105.26 - 297.15 Sq M)

- Air Conditioning
- Modern Retail Unit
- Highly Visible
- Versatile Accommodation
- Commercial Kitchen



87-91 Tavistock Street

Bedford, MK40 2RR



LOCATION

- The property is located on Tavistock Street, Bedford along a parade of retail units
- 0.3 miles from the Bedford High Street
- 0.6 miles from Bedford Railway Station
- 2.8 miles from the A421

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Google Maps

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DESCRIPTION

- Located on Tavistock Street amongst a variety of retail units
- The unit provides a large open plan area with extensive frontage and fully fitted kitchen
- Double Glazed Frontage
- Several front doors separating into 3 different units

TERMS

Available by way of Assignment or Sublease for a term of 5 years remaining at a rent of £24,000 per annum exclusive for the entire building, or £14,600 for Amalfi Cakes and £9,400 for Café Play. VAT is payable.



ACCOMMODATION

Ground Floor	297.19 SQ M	3,199 SQ FT
Total	297.15 SQ M	3,199 SQ FT

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

EPC: TBA

Business Rates: The Rateable Value is £32,500 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

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