

TO LET

52 Sq Ft (4.83 Sq M)

- Town Centre Location
- Flexible Terms
- WC & Kitchen Facilities
- Heating



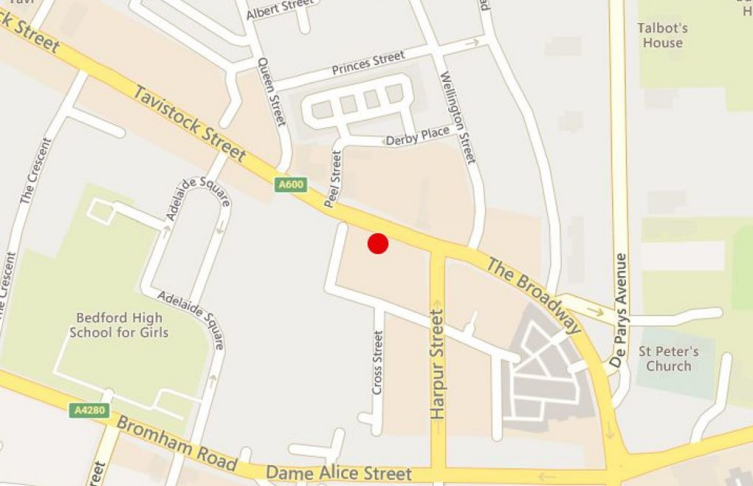
Room 8 Tavistock Yard
58 Tavistock Street, Bedford, MK40 2RD

KirkbyDiamond
Part of **BTG Eddisons**

Contact: Enza Marinaro or William Fountaine

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kirkbydiamond.co.uk



LOCATION

- The property is located on Tavistock Street, close to Bedford Town Centre
- Good access to the A428 and A6
- Located opposite Queen Street Car Park which currently offers the first 2 hours parking free Monday to Saturday

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Google Maps

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DESCRIPTION

- Exclusive opportunity to occupy a business unit on flexible terms within the newly converted Tavistock Yard
- The development comprises of 13 separate units
- All business types considered (subject to planning)

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £40 per week.

VAT is not presently payable, but may be charged if it becomes compulsory to do so. The landlord will provide the tenant with a licence to occupy for a minimum period of 3 months with one months notice to vacate thereafter.

Service Charge: This is a contribution in addition to the rent. The tenant will be liable for the payment of service charge of £30.00 per week for the general maintenance of the building, heating, lighting and building insurance. The Service Charge is subject to increase according to the increase of such costs.

ACCOMMODATION

Unit 8 First Floor	4.83 SQ M	52 SQ FT
Total	4.83 SQ M	52 SQ FT

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

EPC: D - 77

Business Rates: The Rateable Value is £600 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: £30 per week

CONTACT:

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