

TO LET

644 Sq Ft (59.83 Sq M)

- › Ladies & Gents WC
- › Air Conditioning
- › Gas Central Heating
- › Private parking to the rear
- › CCTV & Buzzer Entry System



18 St. Marys Street
Bedford, MK42 0AS

Contact: Joshua Parelo or Charlotte Beard
Tel: **01234 905128**
eddisons.com





Location

- Prominently located on the A6 St Marys Street immediately to the south of the main River Bridge and town centre with good access to the A6, A600 and A603

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Google Maps
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Description

- A ground floor open retail/office unit with shop front
- Close to Bedford College
- 2 entrance doorway with disabled access
- Roadside visibility and good footfall
- There is also a lock up/warehouse unit with parking and additional storage space located to the rear of the unit which can be taken in addition.

Terms

The premises are to be let on a new full repairing and insuring lease at a rent of £12,000 per annum exclusive.

The lock up/warehouse unit can be taken in addition at a rent of £11,000 per annum exclusive.



Accommodation (Net Internal Area*)

Total	59.83 SQ M	644 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: B-43

Business Rates: The rateable value is £7,900. For the rates payable please contact us or www.voa.gov.uk

Contact:

JOSHUA PARELLO
[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

CHARLOTTE BEARD
[07990 048182 charlotte.beard@eddisons.com](mailto:charlotte.beard@eddisons.com)

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