

TO LET

426 Sq Ft (39.58 Sq M)

- › Centrally Located Retail Premises
- › Adjacent to Bedford High Street.
- › Ideal for a Variety of Uses
- › Incentives on Rent and Rent Free



8 Mill Street
Bedford, MK40 3HD

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eddisons.com





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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Google Maps

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Description

- The unit provides a small open plan retail area, that was used as a hair salon and also benefits from rear store area and WC.
- The property also benefits from A/C heating and cooling.
- There are no allocated parking spaces available with the property however, Lurke Street car park is only a 2-minute walk away.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £15,000 per annum exclusive. VAT is payable.

Accommodation (Net Internal Area*)

Ground Floor	39.58 SQ M	426 SQ FT
Total	39.58 SQ M	426 SQ FT

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

EPC: The EPC rating is B – 44

Business Rates: The rateable value is £13,000. For the rates payable please contact us or www.voa.gov.uk

Contact:

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