

FOR SALE

1,612 Sq Ft (149.75 Sq M)

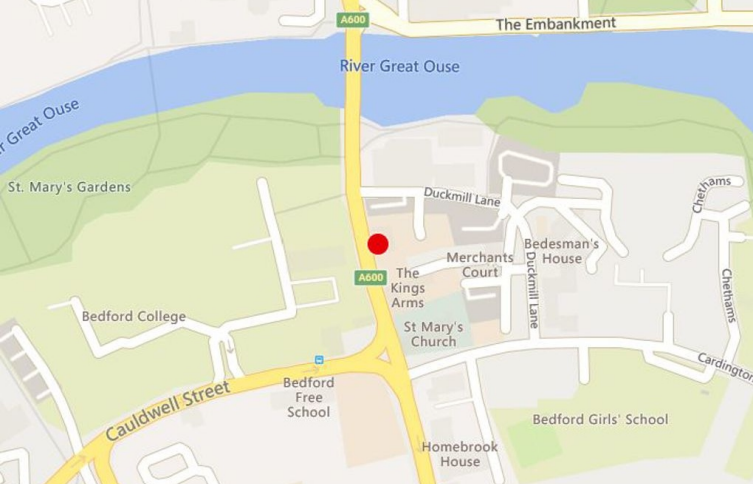
- Versatile three-storey town centre premises with an attractive traditional retail frontage.
- Flexible accommodation throughout, including retail, office and storage space across all floors.
- Well-appointed upper floors with additional offices, kitchenette, WC and storage facilities.



26 St. Marys Street
Bedford, MK42 0AS

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





Location

- Prominent town centre location on St Mary's Street, surrounded by established professional, retail and leisure occupiers.
- Excellent amenities nearby, with Bedford High Street, Harpur Centre, St Paul's Square and the riverside all within easy walking distance.
- Good transport connectivity, with Bedford railway station and the A6 providing convenient access to London and the wider regional road network.

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Description

- Prominent and versatile town centre premises providing an attractive retail frontage with excellent potential for a range of retail, office and professional uses.
- Well-configured accommodation over three floors, offering a combination of customer-facing space, private offices and useful ancillary storage, providing flexibility for a variety of occupiers.
- Excellent opportunity for owner-occupiers or investors, with the property benefiting from its established St Mary's Street location and proximity to Bedford town centre's extensive retail, leisure and professional amenities.

Terms

The freehold interest is available at a quote price of £265,000
VAT is not payable on the purchase price.



Accommodation (Net Internal Area*)

Total	149.75 SQ M	1,612 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

Business Rates: The rateable value is £6,600.
For the rates payable please contact us or www.voa.gov.uk

Contact:

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