

TO LET

386 Sq Ft (35.86 Sq M)

- › Self-contained commercial premises over three floors.
- › Good natural light and character features.
- › Fantastic Property for but not limited to; Beauticians, Therapists, Masseuse and other similar uses.

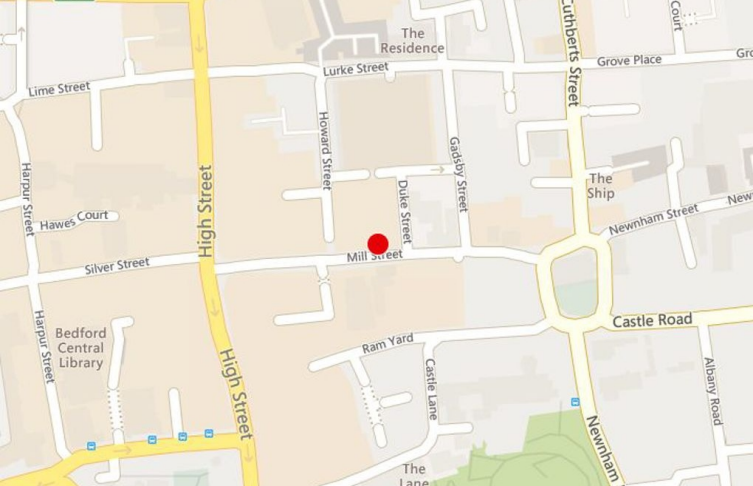


7 Mill Yard

Mill Street, Bedford, MK40 3HD

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





Location

- The unit is located in a prominent position in Mill yard which is located 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

- Flexible layout, ideal for a range of treatment or office uses
- Welcoming ground floor reception and waiting area
- Excellent natural light complemented by attractive character features
- Fitted with plumbing, WC facilities and useful storage space

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £9,750 per annum .



Accommodation (Gross Internal Area*)

Total	35.86 SQ M	386 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: D – 81

Business Rates: The rateable value is £5,700. For the rates payable please contact us or www.voa.gov.uk

Contact:

CHARLOTTE BEARD

07990 048182 charlotte.beard@eddisons.com

JOSHUA PARELLO

07951 613205 joshua.parello@eddisons.com

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