STIMPSONS EVES
CHARTERED SURVEYORS

For further information please contact:

01234 341311

Graylaw House, 21 Goldington Road, Bedford, MK40 3JY

To Let

52 St Loyes Street, Bedford MK40 1EZ

- £15,000 Per Annum
- 436 Sq Ft / 40.5 Sq M
- Ground floor retail premises with w.c. facility and kitchenette.
- The property is situated on St. Loyes Street which corners onto Allhallows within Bedford town centre and minutes walk from Bedford bus station.

RICS

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Location

The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603.

The property is situated on St. Loyes street which corners onto Allhallows within Bedford town centre and minutes walk from Bedford bus station.

Terms & Tenure

The premises are to be let on new lease terms to be agreed at a rental of £15,000 per annum exclusive.

Accommodatio

Ground Floor Retail Area	40.5 sq m	(436 sq ft)

EPC

The EPC rating for the property is E - 121

Rates

Rateable Value TBC. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Giles Ferris giles.ferris@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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