

## To Let

### 14 Mill Street, Bedford, MK40 3HD

-  Offers Over £15,000 Per Annum
-  370 Sq Ft / 34.37 Sq M
-  Prime ground floor retail space of approx. 370 sq. ft., with prominent frontage, basement storage, and WC. Offered in shell condition for tenant fit-out, with a separate entrance. Ideal for boutique retail or professional services (Use Class E, excluding food).
-  VAT Applicable.





**14 Mill Street, Bedford, MK40 3HD**

### Location

Mill Street is situated immediately adjacent to the High Street and offers a mixed commercial community of offices, retail and public houses. 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.

### Terms & Tenure

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

### Accommodation

Approx. Measurement 370 sq. ft excluding basement

### Rates

Rateable Value £13,750. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

**For further information  
please contact:**

**01234 341311**  
**Graylaw House, 21**  
**Goldington Road,**  
**Bedford, MK40 3JY**

### EPC

The EPC rating for the property is TBC.

### 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:

Alisha Fhalora

E: [alisha.fhalora@stimpsonseves.co.uk](mailto:alisha.fhalora@stimpsonseves.co.uk)