



## To Let

### Brereton Road, Bedford, MK40 1HU

 £15,000 Per Annum

 411.84 Sq Ft / 38.26 Sq M

 Ground floor retail unit available close to Bedford Town Centre. Approximately 412 sq ft (38.27 sq m), currently in shell condition, offering use Class E - suitable for retail, office, or potential storage (subject to planning).

 The property includes a roller shutter frontage, single WC, and one off-street parking space. Conveniently located near local shops, cafés, and amenities, with good transport links including Bedford Railway Station and nearby access to the A6, A421, M1, and A1.





**Brereton Road, Bedford, MK40 1HU**

### Location

Located near Bedford Town Centre with access to shops, cafes, and other local amenities. Bedford Railway Station is within walking distance, and several bus routes serve the area. The A6 and A421 are nearby, offering links to the M1 and A1.

### Terms & Tenure

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

### Accommodation

Approximately 412 sq ft (38.27 sq m), currently in shell condition, offering use Class E.

### Rates

Rateable Value £TBC . 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 [alisha.fhalora@stimpsonseves.co.uk](mailto:alisha.fhalora@stimpsonseves.co.uk)

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