

To Let

7-11 Midland Road, Bedford, MK40 1PL



£180,000 Per Annum



16,661 Sq Ft / 1,547.81 Sq M



A prominent mid-terrace commercial property in a prime town centre location, available to lease as a whole or in part. Suitable for retail, office, or other Class E uses, with leisure potential subject to planning. Currently arranged as ground floor retail with upper floor office/storage space and a basement.



The property benefits from a goods lift, rear loading bay, and flexible letting options. Potential exists to convert the upper floors into 17 flats (subject to consent), with draft plans available in the legal pack.





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Location

The property is prominently located within Bedford town centre, directly opposite the entrance to Bedford Bus Station and within a 10-minute walk of Bedford railway station. It benefits from close proximity to local shops and amenities, with nearby occupiers including JD Sports, Boots, HSBC, Tesco and B&M. The open green spaces of Russell Park are also within easy reach, enhancing the property's central and well-connected setting.

Terms & Tenure

The property is available to let on a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

Accommodation

Internal Area: 16,661 Sq Ft (1,547.81 Sq M)

Rates

Rateable Value £98,500 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is C

For further information
please contact:

01234 341311

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

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:



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