

For further information
please contact:

01234 341311

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

To Let

Basement, 100 High Street, Bedford, MK40 1NN

 £12,500 Per Annum

 1,514 Sq Ft / 140.65 Sq M

 Large open plan basement premises, with
separate access from ground floor level
on the High Street

 Basement accommodation comprises bar
and seating area, 2 w.c. facilities. Rear
ancillary areas.



For further information
please contact:

01234 341311

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

Basement, 100 High Street, Bedford, MK40 1NN

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.

Bedford High Street comprises of a variety of national local and niche retailers with good daytime and evening trade.

Terms & Tenure

The premises are available by way of a new lease at an annual rental of £12,500 per annum.

Accommodation

Basement Bar:	1,183 sq ft	(109.9 sq m)
Storage:	331 sq ft	(30.7 sq m)
Total	1,514 sq ft	(140.6 sq m)

Rates

Rateable Value £10,250. 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 D - 82

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