





## To Let

### 14 St Pauls Square, Bedford MK40 1SL

-  £40,000 Per Annum
-  3,067 Sq Ft / 284.92 Sq M
-  Prominent town centre retail/Class E, close to the Bedford High Street.
-  There are ladies and gents w.c. facilities to the first floor. Garden and external yard to the exterior.



**14 St Pauls Square, Bedford, MK40 1SL**

### Location

St Pauls Square is located at the river end of the High Street and offers a very prominent and popular location. Bedford Corn Exchange is adjacent to the subject premises and holds top shows and events throughout the year.

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 by way of a new lease at a rental of £40,000 per annum exclusive.

### Accommodation

Entrance Lobby	6.88 sq m	(74 sq ft)
Main Area	170.17 sq m	(1832 sq ft)
Disabled toilet	4.27 sq m	(46 sq ft)
Rear Snug	38.57 sq m	(415 sq ft)
Cellar	27.82 sq m	(300 sq ft)
First Floor	Gents Toilets	14.72 sq m (158 sq ft)
	Ladies Toilets	22.5 sq m (242 sq ft)

For further information  
please contact:

**01234 341311**

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

### Rates

Rateable Value £29,500. 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 110 - Band E.

### 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](mailto:giles.ferris@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)