


For further information
please contact:


01234 341311


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


To Let

Basement, 100 High Street, Bedford, MK40 1NN

 £15,000 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.



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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 £15,000 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:

Giles Ferris giles.ferris@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

