





To Let

30 Gostwick Road, Bedford MK42 9XD

 £10,000 Per Annum

 512 Sq Ft / 47.56 Sq M

 Ground floor retail premises prominently positioned within a well-established neighbourhood parade. The unit offers a bright and versatile retail area, complemented by a fitted kitchenette, WC facilities, and a useful rear yard.

 The property further benefits from an attractive wide frontage, providing excellent visibility, along with secure roller shutters. Ideal for a variety of retail or service-based occupiers.





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Location

The premises are situated in the Cauldwell Ward in Bedford off Mile Road. Located in a predominantly residential area, approximately 1.5 miles south of Bedford Town Centre.

Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £10,000 per annum exclusive.

Accommodation

Retail Premises	47.57 sq m	512 sq ft
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EPC

The EPC rating for the property is 63 - Band C.

**For further information
please contact:**

01234 341311

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

Rates

Rateable Value £4,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk



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