





To Let

11-13 Silver Street, Bedford, MK40 1SY

-  £21,600 per annum
-  1,013 Sq Ft / 94.11 Sq M
-  Ground floor unit with use class E in the heart of Bedford town centre, circa 1,013 sq ft. Strong Silver Street frontage with steady footfall, open-plan layout, and handy basement storage.
-  Located within an established mixed-use pitch supporting regular trading activity, the property is well suited to retail, café, or professional service occupiers.



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Location

The property is prominently situated within Bedford Town Centre on Silver Street, benefiting from strong pedestrian footfall and frontage. Bedford railway station provides direct services to London St Pancras, and the property benefits from excellent road connectivity via the A6 and A421. The surrounding area comprises a mix of retail, leisure and professional occupiers.

Terms & Tenure

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

Accommodation

Ground Floor: 1,013 sq ft (approx.)
Basement storage excluded.
Total: 1,013 sq ft (approx.)

Rates

Rateable Value £19,500 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

For further information
please contact:

01234 341311

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

EPC

The EPC rating for the property is D

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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