





To Let

20 Lime Street, Bedford MK40 1LD

-  £12,000 Per Annum
-  587 Sq Ft / 54.5 Sq M
-  Retail premises previously utilised as a café/
sandwich business.
-  The property consists of ground floor retail
area, with first floor storage/preparation area
and w.c. facility. Second floor comprising 2
storage rooms.



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Location

The property is located in Lime Street, a mainly pedestrianised street situated just off Bedford High Street with direct access to Harpur Street and Bedford's town centre.

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 on new terms to be agreed at a rental of £13,000 per annum exclusive.

Accommodation

Ground Floor	20.5 sq m	220 sq ft
First Floor	18.0 sq m	195 sq ft
Second Floor	16.0 sq m	172 sq ft
Total:	54.5 sq m	587 sq ft

For further information
please contact:

01234 341311

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

Rates

Rateable Value £5,800. 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 E – 112.

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

