

To Let

Tavistock Street, Bedford, MK40 2RR



£18,000 Per Annum



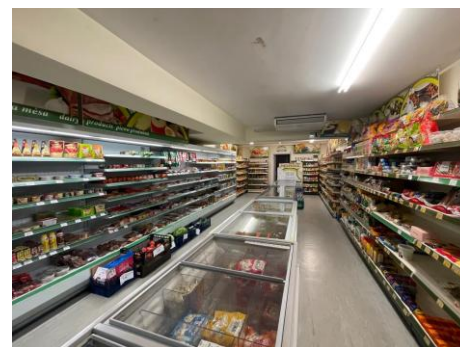
1,056 Sq Ft / 98.1 Sq M



This ground floor retail unit, with Use Class E, occupies a prominent position on Tavistock Street, one of Bedford's busiest thoroughfares close to the town centre. The property offers a well-configured layout comprising an open-plan sales area, a dedicated storage room, and WC facilities.



Its versatile design makes it suitable for a wide range of occupiers, from independent retailers to service-based operators, seeking practical and functional trading space.





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Location

The property enjoys a prime position with strong visibility and footfall, surrounded by shops, cafes and local amenities. Bedford railway station is less than a mile away, providing direct links to London, while the A4280 and A6 offer excellent regional road connections. Its central location and versatile layout make it an appealing opportunity for both occupiers and investors.

Terms & Tenure

The premises are to be let on new terms to be agreed at a rental of £18,000 per annum.

Accommodation

Retail 77.56 sq.m

Store 20.59 sq.m

Total 98.15 sq.m | 1,056 sq.ft

EPC

The EPC rating for the property is B.

For further information
please contact:

01234 341311

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

Rates

Rateable Value £11,250. 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:

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