





For further information
please contact:

01234 341311

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

Leasehold

107 High Street, Bedford MK40 1NE

-  Rent £25,000 Per Annum
-  1,690 sq ft / 157 sq m
-  Ground floor retail premises with glazed shop front and electric steel shutters. There is a basement providing storage.
-  Additional ground floor retail and upper floors could be available by separate negotiation.



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Location

Bedford High Street comprises of a variety of national local and niche retailers with good daytime and evening trade.

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 available by way of a new lease, at a rent of £25,000 per annum exclusive.

Accommodation

Basement	37.96 m ²	408.6 ft ²
Ground Floor	44.22 m ²	1282 ft ²
Total	157 m²	1690 ft²

Rates

Rateable Value TBC. 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 67 - Band C.

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

