



## To Let

### 50 St Loyes Street, Bedford MK40 1EZ

 £15,000 Per Annum

 415 Sq Ft / 38.55 Sq M

 Ground floor office/retail unit with Class E usage, has good glass frontage onto St Loyes Street which corners onto both Allhallows and Bromham Road, both of which see high footfall.



For further information  
please contact:

**01234 341311**  
**Graylaw House, 21**  
**Goldington Road,**  
**Bedford, MK40 3JY**

## 50 St Loyes Street, Bedford, MK40 1EZ

### Location

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.

The property is situated on St Loyes Street which corners onto Allhallows within Bedford town centre and minutes walk from Bedford bus station.

### Terms & Tenure

The premises are to be let on new terms at a rental of £15,000 per annum exclusive.

### Accommodation

Ground Floor Retail Area	38.6 sq m	415 sq ft
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### EPC

The EPC rating for the property is TBC.

### Rates

Rateable Value TBC. 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:

Giles Ferris [giles.ferris@stimpsonseves.co.uk](mailto:giles.ferris@stimpsonseves.co.uk)

Joanne McGirl [joanne.mcgirl@stimpsonseves.co.uk](mailto:joanne.mcgirl@stimpsonseves.co.uk)