

TO LET



51 Iddesleigh Road, Queens Park, Bedford, MK40 4LN

548 SqFt (50.93 SqM)

£11,500 Per Annum Exclusive

Open Plan Retail Unit In
Prominent Location

- Popular Residential Location
- Close To The Town Centre
- On Street Parking
- Roller Shutter

Location

Located in the Queens Park area of town. Close to Bedford town centre and the train station. The immediate area is primarily populated by residential properties interspersed with pockets of commercial premises.

Description

Ground floor retail unit in popular area of town with large shop front. Suitable for various types of occupiers (subject to planning) and available to lease on new terms.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £11,500 per annum exclusive.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £7,300.

Interested parties are advised to contact the relevant Local Authority.

Accommodation

Open plan retail accommodation with WC facilities and roller shutter to front.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. M	Sq. Ft
Ground Floor	50.93	548
Total	50.93	548

Areas quoted are approximate and should not be held as 100% accurate.

EPC

TBC

Viewings

For viewings and further information please contact:

Chandan Teji

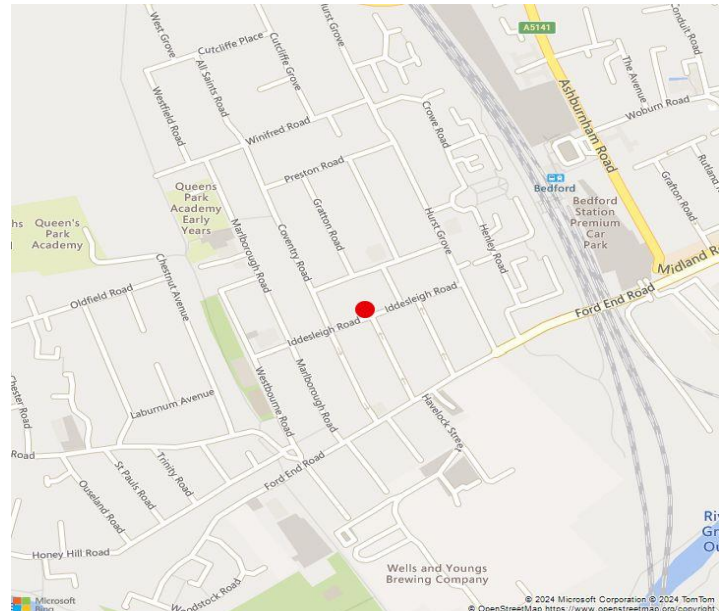
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