

# TO LET



**51 High Street, Bedford, MK40 1RZ**

**491.59 (45.67 SqM)**

**£12,500 Per Annum Exclusive**

- High Street Frontage
- Open-plan layout
- Excellent Transport Links: A6, A421, M1



## Location

Bedford is a historic market town situated on the banks of the River Great Ouse. It offers excellent transport links via A6, A421 and M1, as well as direct train services to London St Pancras International in under an hour.

## Description

51 High Street benefits from an open-plan layout, complete with a kitchen, restroom and a rear storage area. There is also the added advantage of prime frontage along the High Street.

## Terms

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £12,500 per annum exclusive.

## VAT

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

## Business Rates

Rateable Value – £9,600

Interested parties are advised to contact the relevant Local Authority.

## Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

## Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 6<sup>th</sup> Edition.

Accommodation	Sq M	Sq Ft
Total	45.67	491.59

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

## EPC

Band C - 61

## Viewings

For viewings and further information please contact:

### Joshua Parello

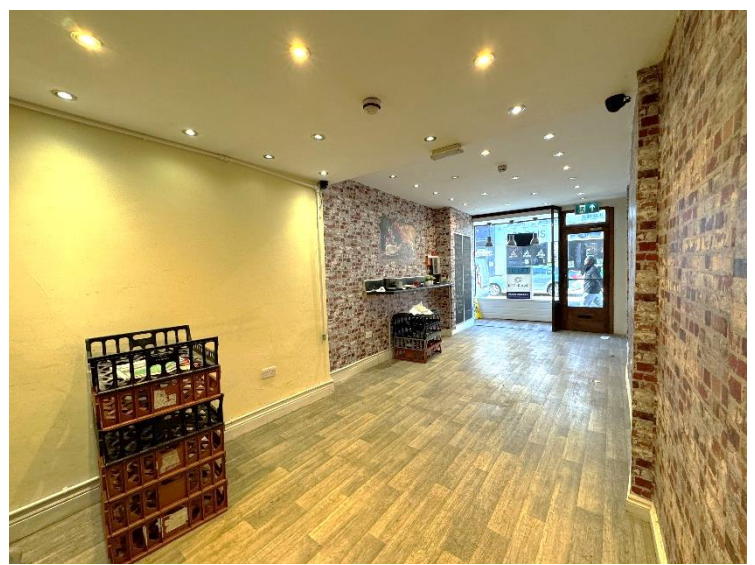
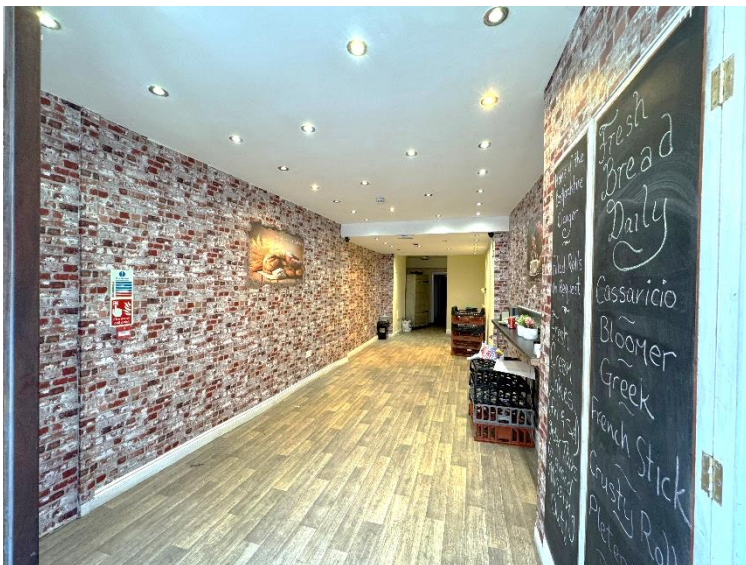
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