

# TO LET

**0.3 Acres** (0.12 Hectares)

- Highly Visible Roadside Location
- Open Storage With Workshop & Office
- Fenced & Gated Site
- Partially Covered Forecourt



**171-175 Tavistock Street**  
**Bedford, MK40 2SD**

**>D KirkbyDiamond**

Contact: Nathan George or Joshua Parello

Tel: 01234 905128

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- The yard and premises are located in a highly visible position on the A6 at the roundabout where Clapham Road feeds into Tavistock Street to the north of Bedford town centre
- Close to Bedford town centre
- Close to Bedford mainline railway station and bus station

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Google Maps

Click here



## DESCRIPTION

- Approximately 0.3 acres and comprising open storage land, site office, workshop and car wash bay
- The site is fenced and gated and benefits from a large canopy providing a partially covered forecourt
- The site would be suitable for use as a car sales lot, and other associated motor vehicle uses, or open storage uses (subject to planning)

## TERMS

The premises are to be let on a new full repairing and insuring lease for a term to be agreed.

## ACCOMMODATION

Site Area	1,207.7 SQ M	13,000 SQ FT
Workshop	105.72 SQ M	1,138 SQ FT
Office	57.13 SQ M	615 SQ FT
Total	0.12 HECTARES	0.3 ACRES

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBA

**Business Rates:** The Rateable Value is £18,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:



**NATHAN GEORGE**

**07741 261890** [nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)



**JOSHUA PARELLO**

**07951 613 205** [joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

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