

# FOR SALE

2,187 Sq Ft (203.17 Sq M)

- › Town Centre Retail Investment
- › Mostly Open Plan
- › Extensive Basement
- › Ladies & Gents WC Facilities



76 High Street

Bedford, MK40 1NN

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Tel: 01234 905128

[eddisons.com](http://eddisons.com)





## Location

- The premises are located on Bedford High Street with immediate access to the A6
- Nearby occupiers include Barclays, Natwest, Tesco and multiple national / independent retailers
- Walking distance of the bus station, train station and town centre car parks
- Bedford railway station approx 0.3 miles

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Google Maps

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## Description

- The property is currently let for a term of 10 years from August 2023 at a rent of £19,000 per annum with a break and rent review at the end of year 5.
- Long term tenant in occupation and a copy of the lease can be provided upon request

## Terms

The investment is to be sold by assignment of a 999 year lease from 1st October 2010 at an asking price of £225,000 exclusive of VAT.

## Accommodation (Net Internal Area\*)

Ground Floor	71.07 SQ M	765 SQ FT
Basement	132.1 SQ M	1,422 SQ FT
<b>Total</b>	<b>203.17 SQ M</b>	<b>2,187 SQ FT</b>

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

EPC: E-106

**Business Rates:** The Rateable Value is £15,750 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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