

# TO LET

691 Sq Ft (64.22 Sq M)

- › Centrally Located Retail Property.
- › Adjacent to Bedford High Street.
- › Mainly Open Plan Area with Ancillary Space and WC.



**14 Mill Street**  
Bedford, MK40 3HD

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## Location

- The unit is located in a prominent position on Mill Street, which sits adjacent to Bedford High Street.
- Just a short 5-minute walk from both Bedford Bus Station and Bedford Train Station.
- Multi-storey car parking is available nearby at Lurke Street.

 what3words

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 Google Maps

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## Description

- The unit provides a small open plan retail area, that was used as a shoe retailer and also benefits from rear store area and WC.
- The property also benefits from prominent frontage and storage space in the basement.
- There are no allocated parking spaces available with the property however, Lurke Street car park is only a 2-minute walk away.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £15,000 per annum exclusive. VAT is payable.

## Accommodation (Net Internal Area\*)

Retail Area	39.11 SQ M	421 SQ FT
Basement	25.08 SQ M	270 SQ FT
<b>Total</b>	<b>64.22 SQ M</b>	<b>691 SQ FT</b>

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

**EPC:** The EPC rating is TBC

**Business Rates:** Currently being assessed

## Contact:

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