

TO LET

644 Sq Ft (59.83 Sq M)

- › Ladies & Gents WC
- › Air Conditioning
- › Gas Central Heating
- › Private parking to the rear
- › CCTV & Buzzer Entry System



18 St. Marys Street
Bedford, MK42 0AS

Contact: Joshua Parello or Enza Marinaro
Tel: 01234 905128
eddisons.com





Location

- Prominently located on the A6 St Marys Street immediately to the south of the main River Bridge and town centre with good access to the A6, A600 and A603

/// what3words

///comical.dices.stuck

Google Maps

Click here



Description

- A ground floor open retail/office unit with shop front
- Close to Bedford College
- 2 entrance doorway with disabled access
- Roadside visibility and good footfall
- There is also a lock up/warehouse unit with parking and additional storage space located to the rear of the unit which can be taken in addition.

Terms

The premises are to be let on a new full repairing and insuring lease at a rent of £12,000 per annum exclusive.

The lock up/warehouse unit can be taken in addition at a rent of £11,000 per annum exclusive.

Accommodation (Net Internal Area*)

Total	59.83 SQ M	644 SQ FT
-------	------------	-----------

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

EPC: B-43

Business Rates: The rateable value is £7,900. For the rates payable please contact us or www.voa.gov.uk

Contact:

JOSHUA PARELLO

[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

ENZA MARINARO

[07943 852444 enza.marinaro@eddisons.com](mailto:enza.marinaro@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.