

TO LET

426 Sq Ft (39.58 Sq M)

- › Centrally Located Retail Premises
- › Adjacent to Bedford High Street.
- › Ideal for a Variety of Uses
- › Incentives on Rent and Rent Free



8 Mill Street
Bedford, MK40 3HD

Contact: Joshua Parello or Charlotte Beard
Tel: **01234 905128**
eddisons.com





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

///relay.mini.wakes

Google Maps

Click here



Description

- The unit provides a small open plan retail area, that was used as a hair salon and also benefits from rear store area and WC.
- The property also benefits from A/C heating and cooling.
- 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*)

Ground Floor	39.58 SQ M	426 SQ FT
Total	39.58 SQ M	426 SQ FT

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

EPC: The EPC rating is TBC

Business Rates: The rateable value is £13,000. 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)

CHARLOTTE BEARD

[07990 048182 charlotte.beard@eddisons.com](mailto:charlotte.beard@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.