

TO LET

174 Sq Ft (16.16 Sq M)

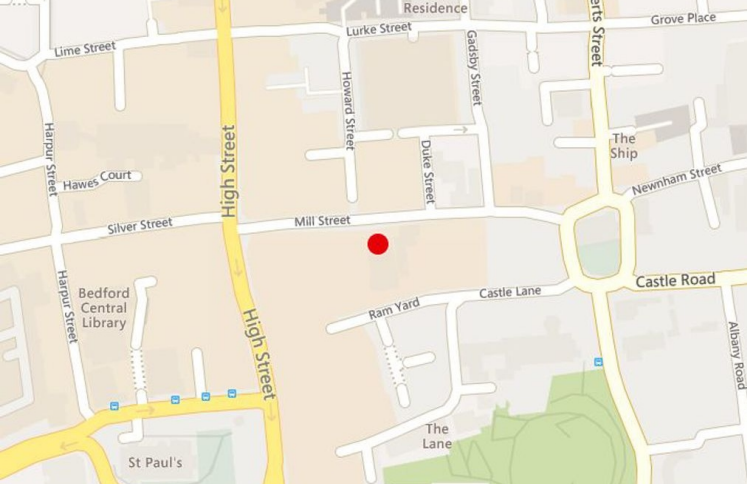
- › Centrally located property.
- › Adjacent to Bedford High Street.
- › Open plan retail area with ancillary space and WC.



3 Mill Street
Bedford, MK40 3EU

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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
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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 florist and also benefits from rear store area and WC.
- 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 £12,000 per annum, exclusive of VAT.



Accommodation

Retail and Storage	14.49 SQ M	156 SQ FT
Ancillary	1.67 SQ M	18 SQ FT
Total	16.16 SQ M	174 SQ FT

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

EPC: The EPC rating is E – 116

Business Rates: The rateable value is £9,100. For the rates payable please contact us or www.voa.gov.uk

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