

To Let

48 Allhallows, Bedford, MK40 1LN



£10,000 Per Annum



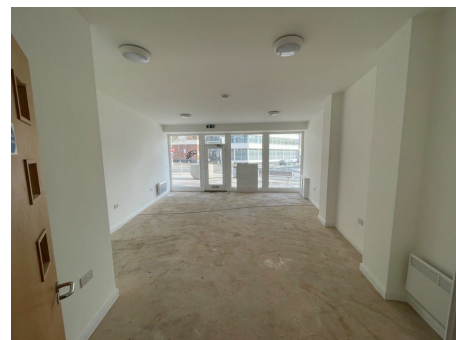
432 Sq Ft / 40.13 Sq M



Ground floor Class E retail/office unit comprising of a large open plan area with full width shop frontage, kitchenette and w.c. facility, with storeroom to the rear leading to the rear access.



The property is situated in a busy town centre location near to the Bus Station in the pedestrianised area of Allhallows. Nearby occupiers include Superdrug, Greggs and Taylors Estate Agents.





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Location

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The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603.

Terms & Tenure

The premises are available by way of a new lease on flexible terms to be agreed at a rent of £10,000 per annum exclusive.

Accommodation

Ground floor: 40.10 sq m (432 sq ft)

EPC

The EPC rating for the property is 108 - Band E.

**For further information
please contact:**

01234 341311

**Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY**

Rates

Rateable Value £12,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Richard Evans richard.evans@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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