

To Let - Retail Unit - £16,000 p.a.x.

11 Howard Street, Bedford, MK40 3HS



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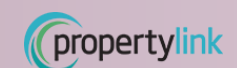
◆ Return frontage retail premises

◆ Underneath Lurke Street Multi-Storey Car Park

◆ Fitted kitchen with extractor system

◆ Suitable for A1, A2, A3 or A5 use

Contact Us: 01234 276895 / property@bedford.gov.uk



Description

- Open plan retail area with return frontage, equipped with kitchen and WC
- Mains water and electricity are available (prospective tenant should make their own enquiries regarding connection)
- EPC rating - D92

Floor Area (Net Internal Area)

NIA (Retail)	61 m ²	577 ft ²
NIA (Kitchen)	19 m ²	201 ft ²

Areas are approximate and should not be relied on as 100% accurate.

Terms

- **Leasehold: £16,000 per annum exclusive**
- Tenant responsible for all repairs
- Each party will be responsible for their own legal costs and surveyor fees in connection to the new lease

Business Rates

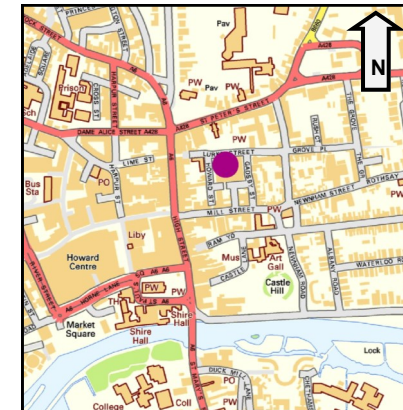
- Rateable value: £10,750
- Tenants may be eligible for small business rate relief. For further information please contact Local Taxation on 01234 718907

Permitted Use

- Any use within use class A1, A2, A3 or A5 of the Town and Country Planning (Use Classes) Order 1987 (as amended) would be considered
- Prospective tenants are advised to contact the Local Planning Authority on 01234 718068 if they have any specific queries.

Location

- Situated underneath the Lurke Street Multi-Storey Car Park, the premises is within walking distance to High Street.
- Nearby occupiers include Lidl, Barclays, Nat West and Debenhams
- Bedford town has a rich mix of national and independent retailers
- Bedford is centrally located to London, Milton Keynes, Cambridge and Oxford. Good access to A421 Bedford bypass



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