






Leasehold

4 Lime Street, Bedford, MK40 1LD

-  £10,500 Per Annum
-  423 Sq Ft / 39.3 Sq M
-  The double fronted retail property comprises recessed entrance door into retail area.
-  The premises benefits from w.c. facility and a basement accessed via trap door, with low head height.
-  The premises was previously used as a cocktail bar under planning use class A4 (Drinking establishment).



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Location

The property is located in Lime Street, a mainly pedestrianised street, located just off Bedford High Street with direct access to Harpur Street and Bedford's town centre

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 to be let on new flexible terms to be agreed at a rental of £10,500 per annum exclusive.

Accommodation

Ground Floor Retail 39.2 sq m (423 sq ft)

For further information
please contact:

01234 341311

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

Rates

Rateable Value £9,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is TBC.

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

Giles Ferris giles.ferris@stimpsonseves.co.uk

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