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# TO LET

## Retail Premises

18 St Mary's Street  
Bedford  
Beds MK42 0AS



**Floor Area 644 sq.ft. (59.82 sq.m.)**

- Prominent location
- Rear access and parking space
- Light open shop

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A list of directors and chartered surveyors is available from the registered office.  
Company Registration No. 3445835

## 28 St Mary's Street Bedford MK42 0AS

### LOCATION

The premises are located just to the south side of the main town bridge on the A600. The main line railway station is less than a mile away. Access to the A421 bypass is good and also the A6 and A603.

### DESCRIPTION

The premises comprises a lock up shop unit with a prominent wide frontage and two entrance doors, one for disabled access. The shop has been used as a hairdresser salon and is fitted out for that use if required. To the rear is a shared kitchen area and rear lobby with a disabled toilet and back entrance to the car park.

### ACCOMMODATION (Approximate Dimensions Only)

Internal frontage	22ft.	6.7 m.
Shop depth	34ft.	3.15 m.
Retail sales	644 sq.ft.	59.82 sq.m.
Ancillary shared kitchen	111 sq ft.	10.31 sq.m.
Disabled toilet		
One car parking space		



### SERVICES

All main services connected. Heating by gas boiler to radiators. Air conditioning. (No tests have been carried out)

### BUSINESS RATES

Rateable value      £7,000

*This information has been obtained from the Valuation Office website and is a guide only. Prospective tenants are advised to make their own enquiries with the appropriate charging authority*



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### EPC Ratings



### TENURE

The premises are offered for rent on a new lease and a length of term to be by discussion.

### RENT

£12,000 pa. exclusive

### SERVICE CHARGE

A monthly charge of £100 which covers the heating from the gas boiler and outgoings for the common areas and servicing of the air conditioning.

### VAT

Prospective lessees ought to satisfy themselves in respect of the position regarding VAT and take professional advice if necessary.

### POSSESSION

Upon satisfactory references, and completion of legal documentation.

### LEGAL COSTS

Both parties to bear their own legal costs

### VIEWING

Strictly by appointment through the agents, Cliftons on 01767 312131

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