

7, Silver Street, Bedford, MK40 1SY

Prime unit to let in the heart of Bedford

Summary

- Prime location on Silver Street
- Close proximity to Debenhams, Beales and Marks & Spencer

Location

The property is located on the prime pitch of Silver Street, the main retail pitch in Bedford

The unit is well situated and in close proximity to the Marks & Spencer, Beales and Debenhams department stores, with other notable retailers including River Island, Waterstones, The Body Shop, Next and Costa Coffee.

Accommodation

The premises provide the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground Sales	561	52.12
Ground Ancillary	20	1.86
First Ancillary	451	41.90

Tenure

Available on a new Full Repairing and Insuring lease on terms to be agreed

Rent

£32,500 per annum

exclusive of rates, service charge and VAT (if applicable).

Rates

Rates Payable (2017/2018): £16,893 per annum

(based upon Rateable Value: £36,250 and UBR: 46.6p)

EPC

Available upon request.



Viewing & Further Information

Viewing is strictly by appointment with:

Richard Yendle

t: +44 (0)207 087 5218

e: Richard.yendle@eu.jll.com

Alice Keogh

t: +44 (0)207 399 5823

e: Alice.Keogh@eu.jll.com



50 metres

Experian Goad Plan Created: 09/03/2018

Created By: Jones Lang LaSalle Ltd



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 10019885

For more information on our products and services: www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011