

# CLASS E OPPORTUNITY

# BEDFORD

## 7-11 MIDLAND ROAD

### Description

Bedford is a growing town in the East of England with a primary catchment of 320,000.

The unit occupies a prime location along Midland Road, in proximity to **Boots, New Look, Bodycare, H Samuel, Costa, WH Smith** and **B&M**.

Nearby is the covered Harpur Centre where tenants include **TK Maxx, Primark, Card Factory, Greggs** and **Pandora**.

Please refer to the attached copy of the street traders plan for further details.

### Accommodation

The premises are arranged over ground, first and second floors providing the following areas:

<b>Ground Floor</b>	9,998 sq. ft.	(928.8 sq. m)
<b>First Floor</b>	9,442 sq. ft.	(877.3 sq. m)
<b>Second Floor</b>	164 sq. ft.	(15.2 sq. m)
<b>Total</b>	<b>19,604 sq. ft.</b>	<b>(1,821.2 sq. m)</b>

### Lease

The premises are available on new effectively full repairing and insuring lease for a term of years to be agreed.

### Rent

# £145,000

per annum exclusive.



### Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

<b>Rateable Value</b>	£110,000
<b>UBR (24/25)</b>	0.546p

All parties are to advised to make their own enquires to the relevant authority.

### EPC

The property has an EPC rating of D 79. A full report is available upon request.

### Legal Costs

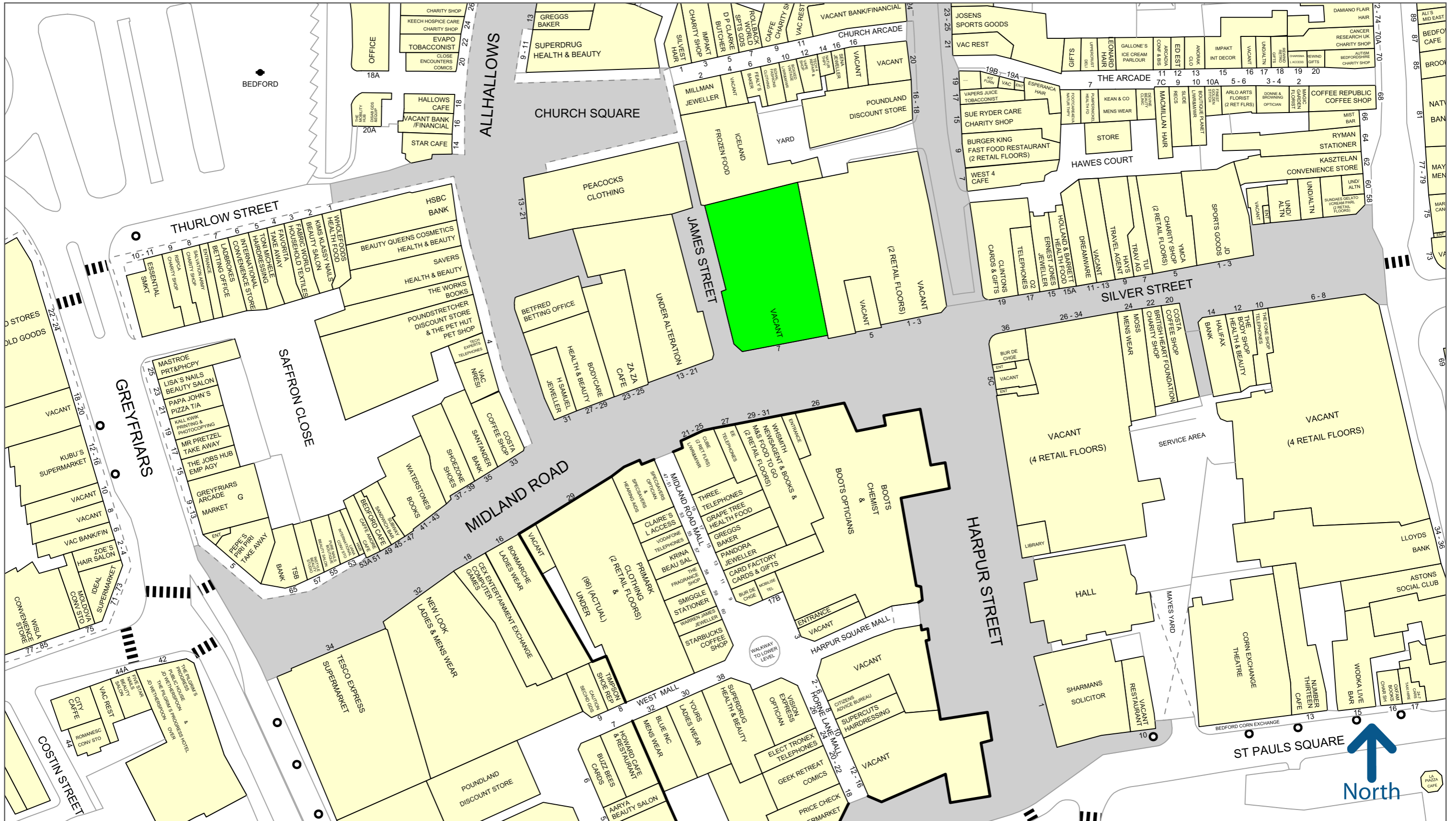
Each party to be responsible for their own legal costs incurred in this transaction.

### Viewing

Strictly via appointment through sole agents, **Green & Partners**, contacting:

**Matt Beardall**                      **07912 746923**  
[matt.beardall@greenpartners.co.uk](mailto:matt.beardall@greenpartners.co.uk)

*Subject to Contact*



Experian Goad Plan Created: 02/05/2023  
Created By: Green and Partners

For more information on our products and services:  
[www.experian.co.uk/goad](http://www.experian.co.uk/goad) | [goad.sales@uk.experian.com](mailto:goad.sales@uk.experian.com) | 0845 601 6011

