

PRIME LEASE AVAILABLE UPON THE INSTRUCTIONS OF BODY CARE BEDFORD 23/25 MIDLAND ROAD



Description

The premises are situated in the prime pedestrianised section of Midland Road, immediately adjoining the new **Bodycare** unit and adjacent to the new **Days Department Store**. Nearby occupiers include **Next**, **M&S**, **Boots**, **Primark**, **Specsavers**, **WH Smith** and **TopShop/TopMan**. (See attached street traders plan).

Accommodation

The premises are arranged over ground floor only providing the following approximate areas and dimensions:

Gross Frontage	31 ft 6 ins	(9.6 m)
Internal Width	27 ft 10 ins	(8.48 m)
Ground Floor Sales	2,406 sq. ft.	(223.42 sq. m)
Ground Floor Storage	744 sq. ft.	(69.11 sq. m)

Lease

The premises are currently held on a full repairing and insuring lease contracted inside the security and tenure provisions of the Landlord and Tenant Act 1954, expiring 24 December 2020.

Incentives

Incentives are available subject to status.

Rent

£82,500

per annum exclusive.

Business Rates

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

Rateable Value	£87,000
UBR (20/21)	0.512p

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

EPC

The property has an EPC rating of D 82. A full report is available upon request.

Legal Costs

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

Viewing

Viewing is strictly by appointment through joint agents, **Green & Partners**, contacting:

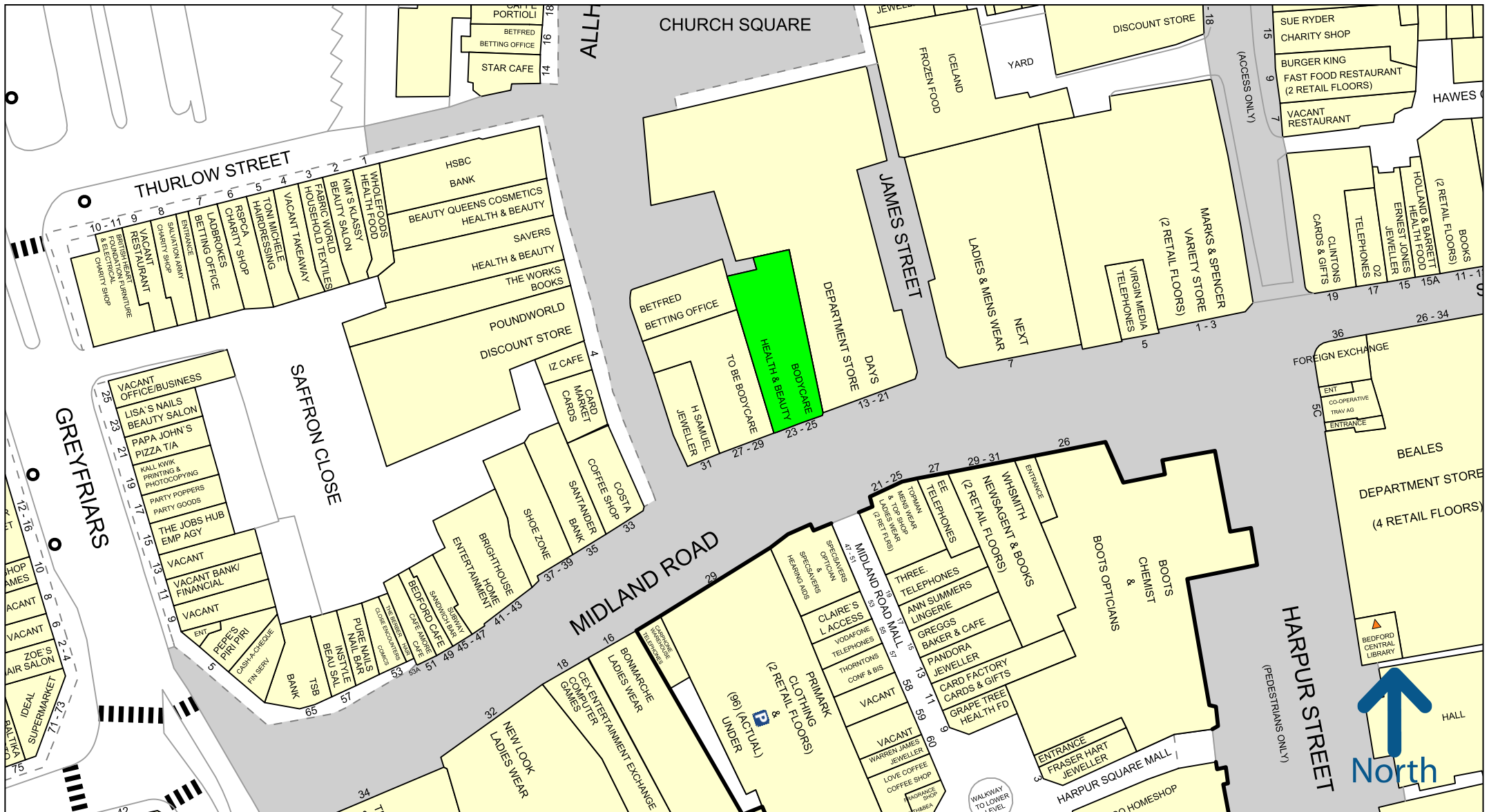
Matt Beardall 020 7659 4836
matt.beardall@greenpartners.co.uk

Harry Jeffery 020 7659 4837
harry.jeffery@greenpartners.co.uk

Or, **Robert Pinkus & Co LLP**, contacting:

Joe Assalone 01772 766 685

Subject to Contract



50 metres

Experian Goad Plan Created: 13/09/2018
Created By: Green and Partners



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