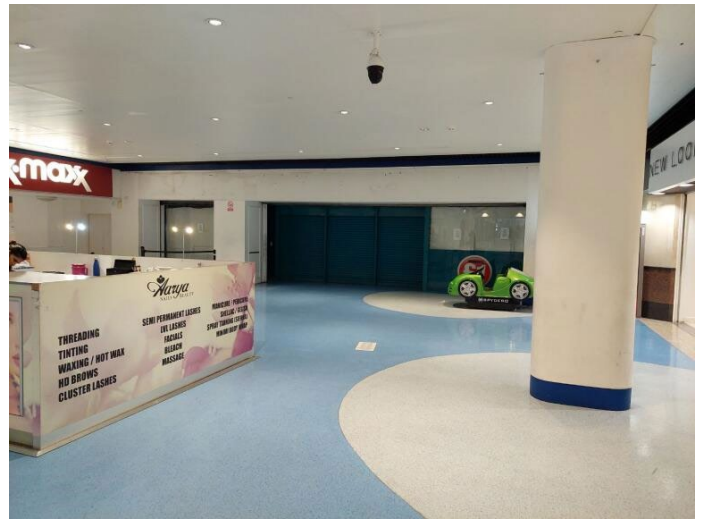


CLASS E OPPORTUNITY

BEDFORD

UNIT 10
THE HOWARD CENTRE



Description

The subject premises occupies a prominent position in Bedford's Howard Centre. Nearby retailers include **TK Maxx**, **New Look**, **Tesco Express**, **Primark**, **Timpson**, **Starbucks** and **Superdrug**. The property is also near **Bedford Riverside** and **The Harpur Centre**, whilst also benefiting from being a short distance from Bedford train station.

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

Accommodation

The premises are arranged over ground and first floor ancillary space, comprising the following areas and dimensions:

Ground Floor	3,784 sq. ft.	(351.5 sq. m)
First Floor Ancillary	3,178 sq. ft.	(295.24 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term to be agreed, subject to an upward only rent review in the 5th year of the term.

Rent

£42,500

per annum exclusive.

Service Charge

The service charge for the financial year is £18,000 per annum.

Business Rates

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

Rateable Value	£35,500
UBR (24/25)	0.499p

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

EPC

An EPC has been commissioned. A full report is available upon request.

Legal Costs

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

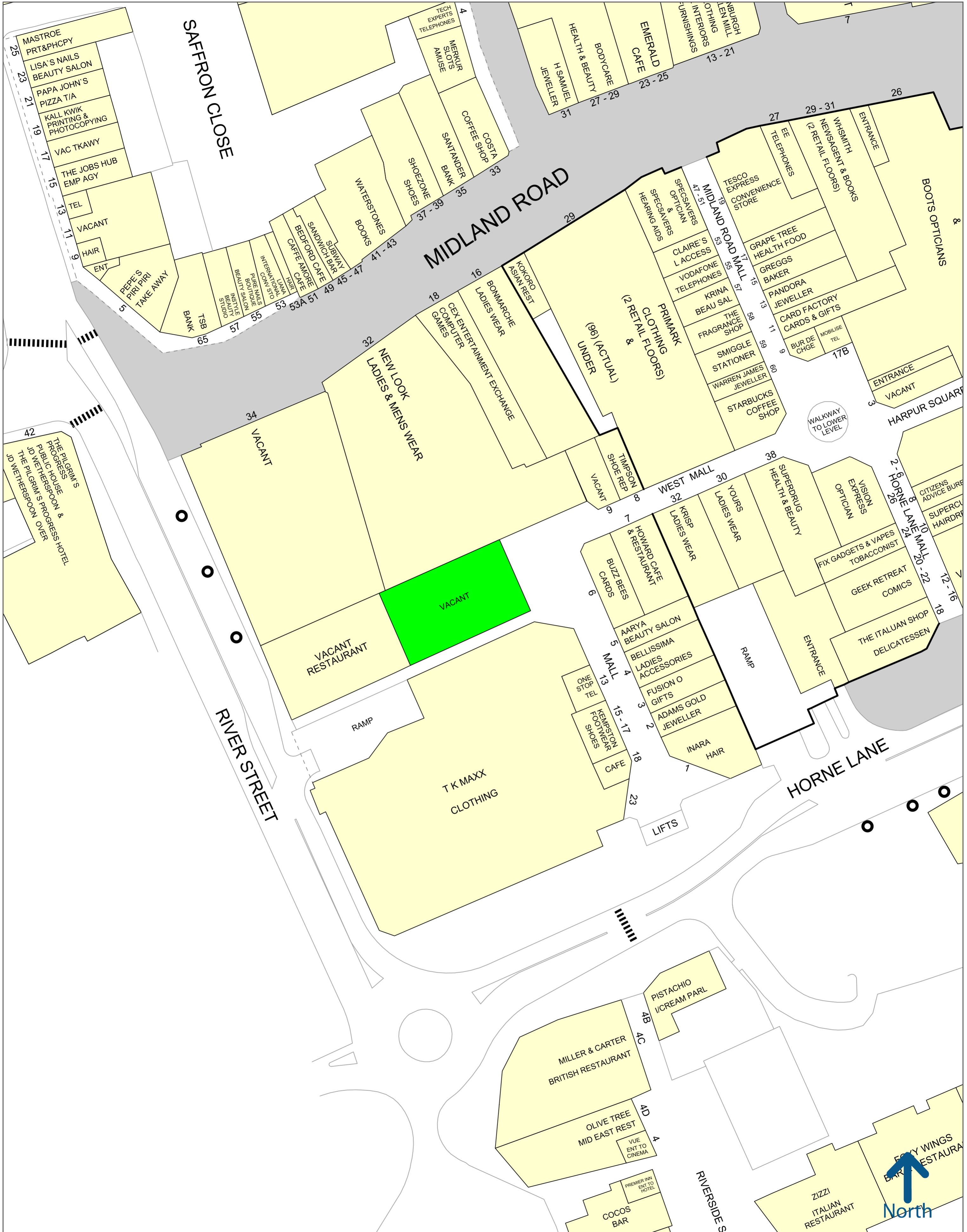
Viewing

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

Ben Sykes **07572 075103**
ben.sykes@greenpartners.co.uk

Adam Bindman **07825 442413**
adam.bindman@greenpartners.co.uk

Subject to Contract



25 metres

Experian Goad Plan Created: 20/05/2024
Created By: Green and Partners