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Property Consultants: Commercial Agency:  
Professional: Surveying Services

**TO LET**  
**RETAIL PREMISES AND OFFICE SPACE**  
**23 Tavistock Street**  
**Bedford MK40 2RB**



**Retail Sales 756sq.ft [70.23sq.m]**  
**Office Space 430sq.ft [33.9sq.m]**

- Ideal professional premises
- Prominent location
- New lease
- Early occupation possible.

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

## **23 Tavistock Street Bedford MK40 2RB**

### **LOCATION**

The property occupies a prominent location opposite the junction with Harper Street, fronting onto Tavistock Street. A short distance to the rear is one of the town's multi-storey car parks. The main A600 road continues south as the High Street which is only a short distance away.

### **DESCRIPTION**

A bay-fronted property with two floors of accommodation which could be divided. The ground floor shop is set out in three sales areas with a toilet to the rear and a front entrance lobby. The first floor offices are formed by three rooms and a toilet plus a kitchen area.

### **ACCOMMODATION**

#### **Ground Floor Shop Premises**

Internal frontage	13ft.10in.	3.99m
Shop depth [average]	42ft.	12.80m
Sales area	756sq.ft	70.23sq.m.

#### **First Floor**

Total office space	430sq.ft	33.9sq.m.
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### **SERVICES**

Mains electricity, water and drainage are connected. Air conditioning to the ground floor rooms.

### **RATES**

Rateable value	£to be advised
Rates payable	£

## 23 Tavistock Street Bedford MK40 2RB

### TENURE

The premises are offered by way of a new lease on a length of term to be agreed.

### RENT

£16,000 per annum exclusive

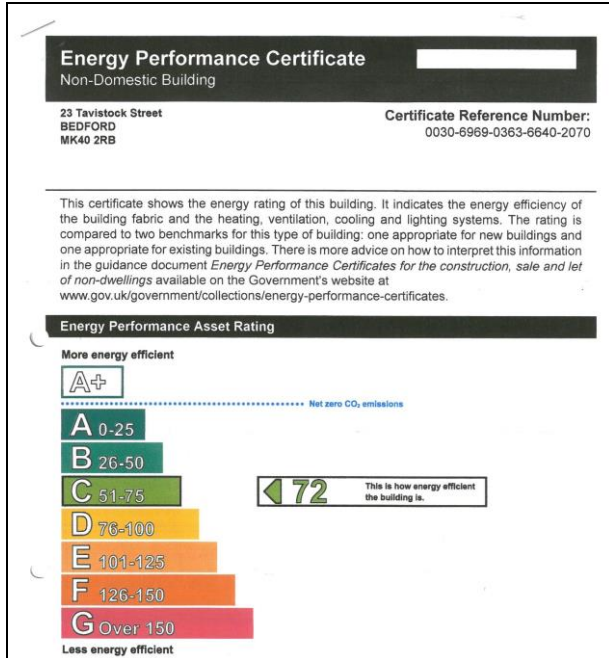
### LEGAL COSTS

Each party to bear their own legal costs.

### VAT

All figures are exclusive of VAT.

### EPC RATING



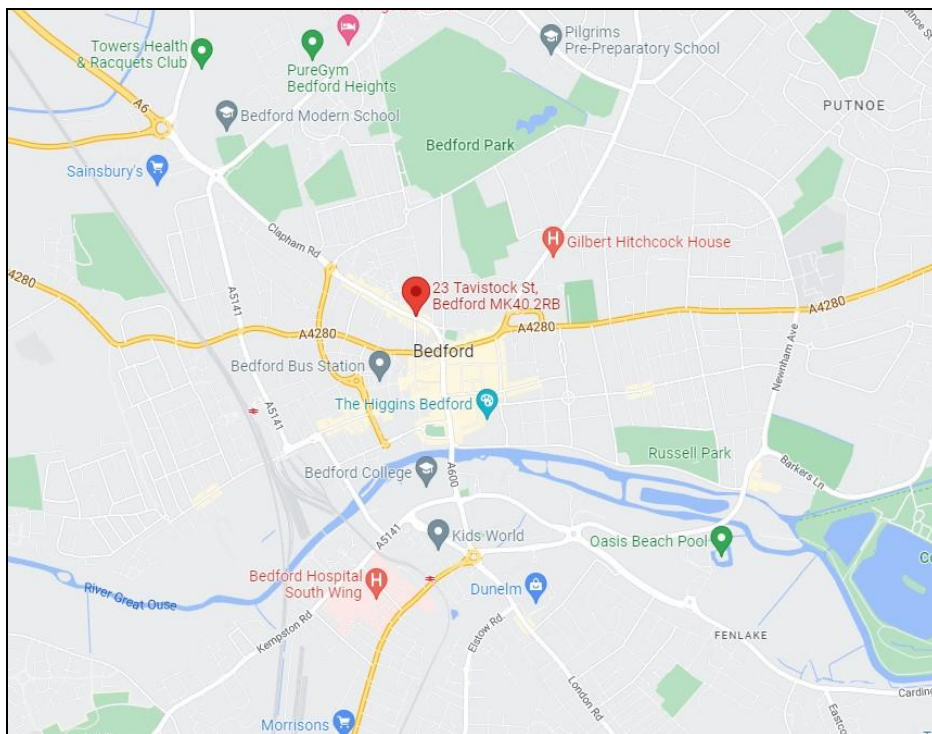
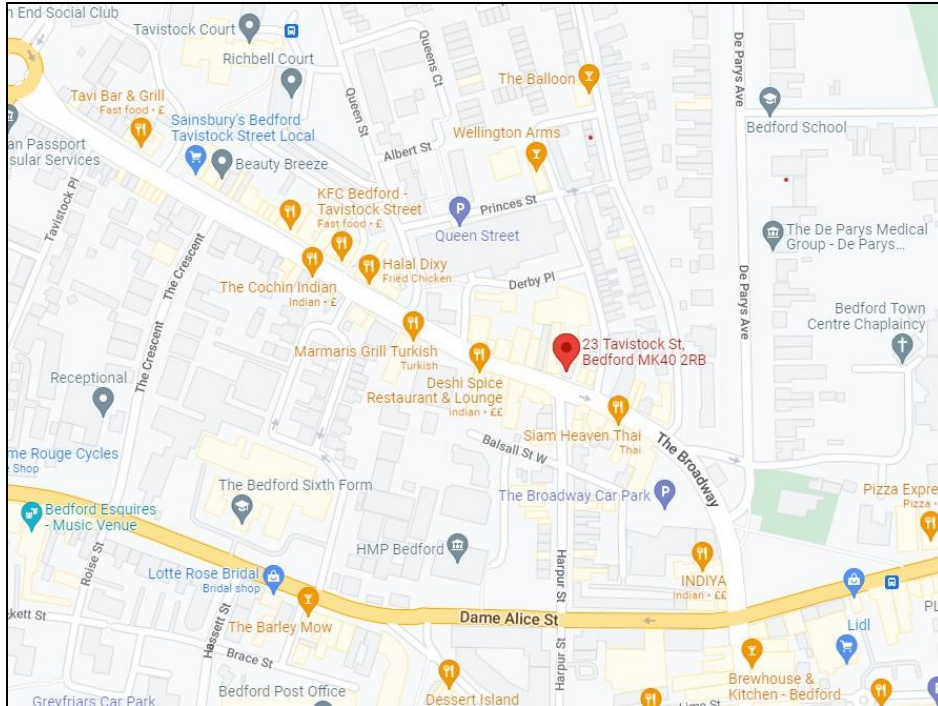
### POSSESSION

Upon satisfactory references and terms, together with completion of legal documentation.

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### VIEWING

Strictly by appointment through the agents: Cliftons 01767 312131



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