

LARGE RETAIL UNIT AVAILABLE TO ASSIGN

BEDFORD – 7/11 MIDLAND ROAD, MK40 1PL

**Mason
Partners**

CONFIDENTIAL - PLEASE NOTE STAFF UNAWARE



Location

The premises are located on Church Square with nearby occupiers including Superdrug and the adjacent former Bhs is due to be a Days Department Store (part of the Edinburgh Woollen Mill Group).

Accommodation

The premises are arranged over basement, ground, first and second floors with the approximate net internal areas as follows:-

Ground Floor	6,498 sq ft	603.7 sq m
First Floor Anc.	4,812 sq ft	447.1 sq m
Second Floor Anc.	3,934 sq ft	365.5 sq m
Basement	229 sq ft	21.3 sq m
Total	15,473 sq ft	1,437.5 sq m

Please note the second floor is disregarded at rent review.

Assignment - Tenure & Rent

The premises are available to assign by way of a new effective full repairing and insuring lease for a term of years expiring December 2026 at the passing rent of £175,000 per annum exclusive. Incentives available.

EPC

A copy is available on request.

Rates

Rateable Value £206,000

Interested parties are advised to verify these figures with the Local Authority.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

PLEASE NOTE STAFF UNAWARE

All enquiries are strictly via sole agent, Mason Partners LLP, AS STAFF ARE UNAWARE.

SUBJECT TO CONTRACT

VIEWING

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020 7495 1971

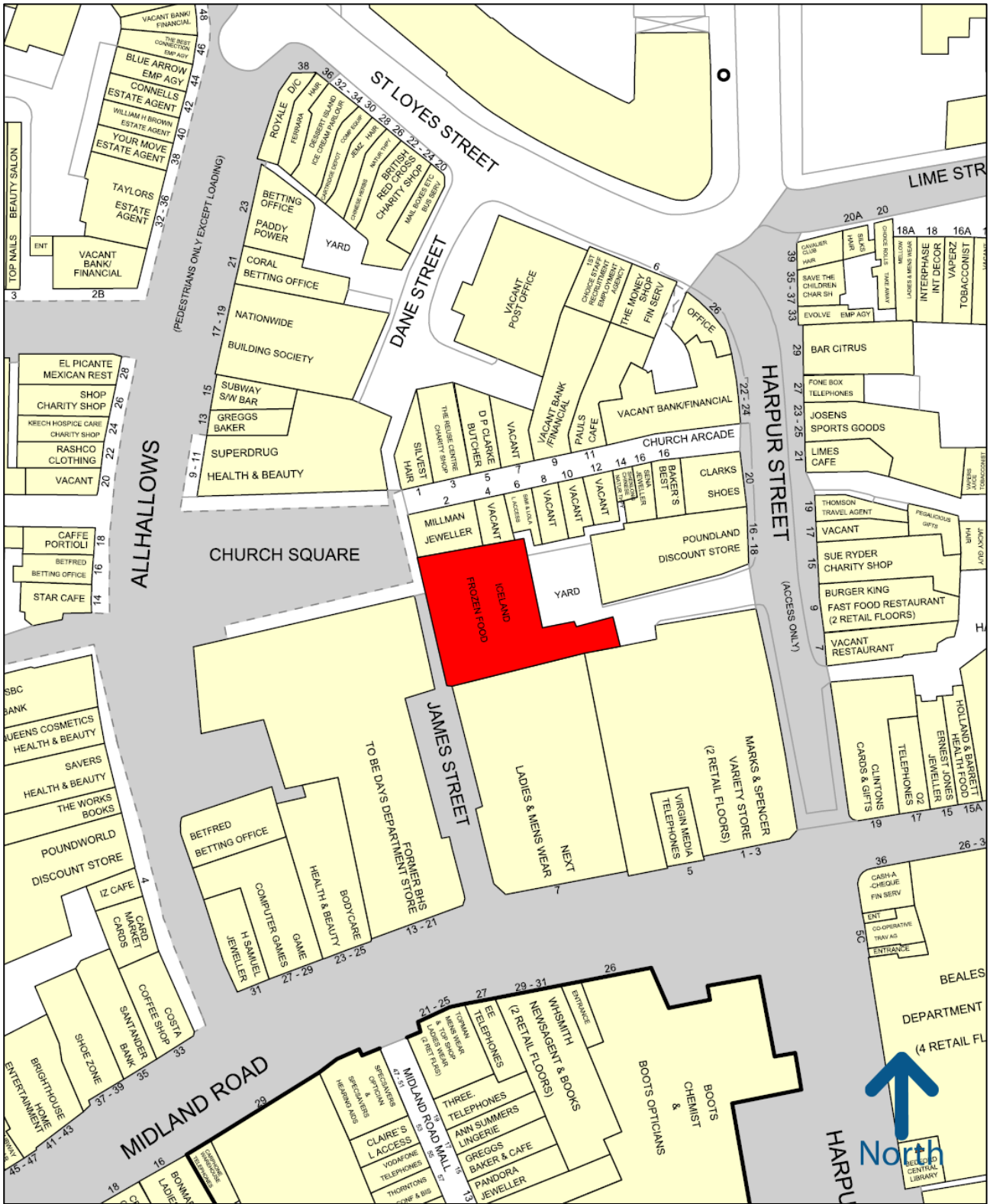
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