

# LARGE RETAIL UNIT AVAILABLE TO UNDER-LET

BEDFORD – 7/11 MIDLAND ROAD, MK40 1PL

**CONFIDENTIAL - PLEASE NOTE STAFF UNAWARE**

**Mason  
Partners**



## 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
<b>Total</b>	<b>15,473 sq ft</b>	<b>1,437.5 sq m</b>

## UNDERLETTING

The premises are available on an underlease outside the Act to expire December 2026.

## RENT

Passing rent £175,000 pa. Market rent offers invited.

## 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.**

Contact: Mike Smith  
Tel: 07774 211225  
Email: [mikesmith@masonpartners.com](mailto:mikesmith@masonpartners.com)

## VIEWING

Mike Smith 0207 495 1971 [mikesmith@masonpartners.com](mailto:mikesmith@masonpartners.com)

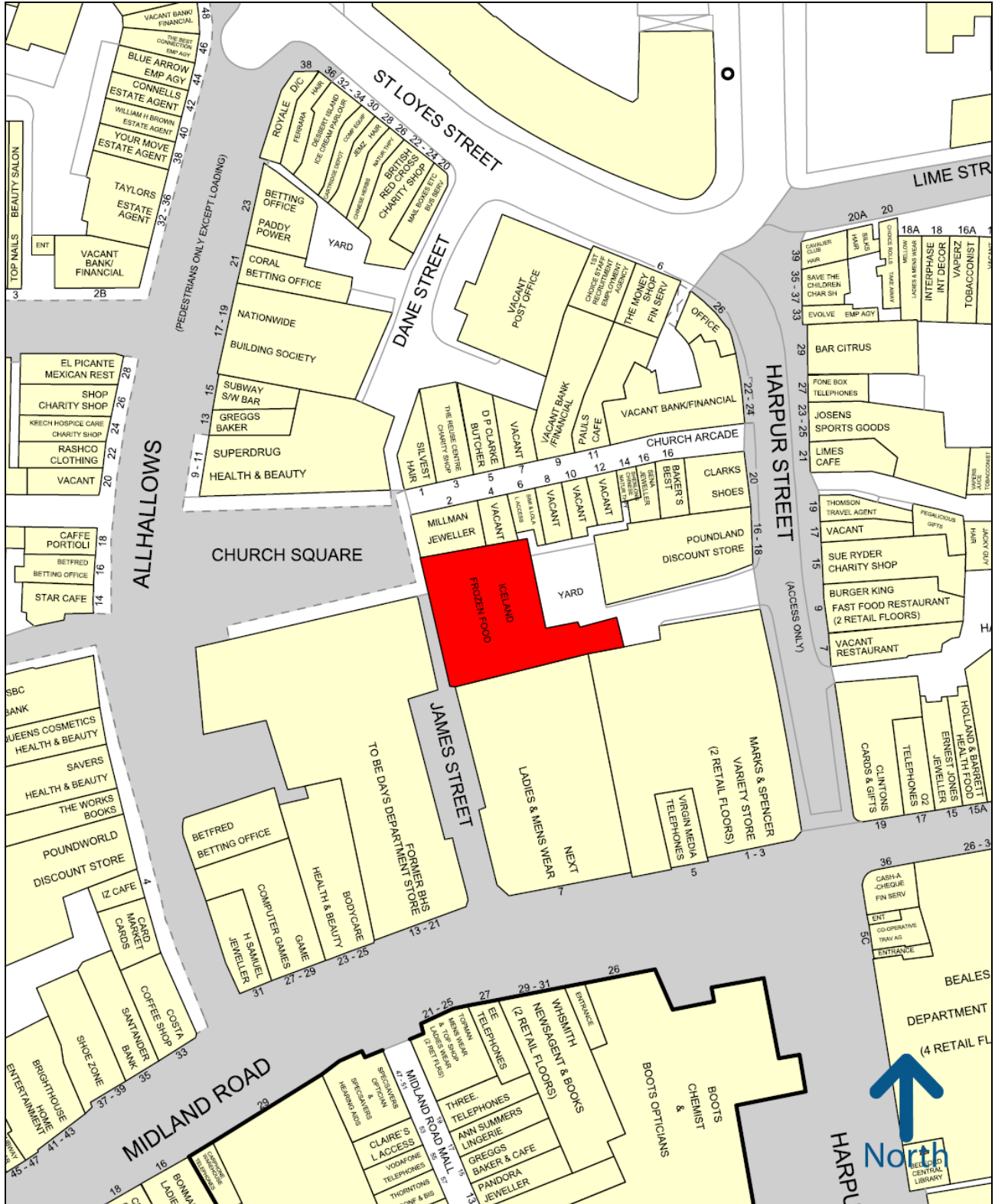
020 7495 1971  
[masonpartners.com](http://masonpartners.com)

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