

**fisher
german**

33 Tavistock Street

Bedford, MK40 2RB

Leasehold
Highly visible retail unit

452 Sq Ft (42.21 Sq M)



To Let | £10,500 pa



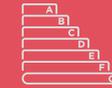
Amenities



Town Centre
Location



Business
Rates



EPC



Retail
Premises



Open Plan
Space



Transport
Links

33 Tavistock Street

452 Sq Ft (42.21 Sq M)

Description

The property is terraced building with this ground floor unit set within an established parade of retail shops, beauty salon's, estate agents and restaurants.

The modern shop frontage opens into a largely open plan retail space that will accommodate a range of uses. Communal WC and kitchen facilities can be found through an internal corridor. There is a rear access door which leads past the side of the building to the rear bin store area.

Location

The property is situated in a prominent location on the Tavistock Street, Bedford with other retailers including various convenience stores, public houses and restaurants, beauty therapists in the immediate vicinity including other commercial premises on The Broadway leading to Bedford's High Street.

Bedford, the county town of Bedfordshire is situated approximately 10.5 miles from junction 13 of the M1 and within approximately 9 miles of the A1.

The Bedford southern bypass, the A421, provides a direct link to the A1, junction 13 of the M1 and Milton Keynes. The Bypass also links with the A603, A600 and the A6 southbound to Luton.

Accommodation

Description	Sq Ft	Sq M
Ground Floor, 33 Tavistock Street	452	42.21

Locations

M1 J13: 11 miles
A428: 1 mile
A1: 9 miles

Nearest station

Bedford: 0.8 miles

Nearest airport

London Luton: 28.4 miles



Further information

Rent

The property is available to let on new lease terms at an asking rent of £10,500 per annum.

Tenure

Leasehold.

Business Rates

Rateable Value: £7,300

2026/2027 Rates Payable 49.9p in the £.

Services

It is understood that mains electricity and water are connected. The tenant is responsible for all services directly with the supplier.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The EPC rating is B.

Legal Costs

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

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Mathew Brandon

01234 639 442

mathew.brandon@fishergerman.co.uk



Kerry Ward

01234 827 114

kerry.ward@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated February 2026. Photographs dated March 2024.



This brochure is fully recyclable