

**fisher
german**

72 Tavistock Street

Bedford, MK40 2RP

Leasehold
Retail

400 Sq.ft (37.16 Sq.m)



To Let | £11,000 PA



Key information



Price
£11,000 PA



EPC rating
D 81



Rateable value
£4,050



Title
Leasehold

72 Tavistock Street

400 Sq.ft (37.16 Sq.m)

Location

Tavistock Street is a popular and busy street situated in the Bedford Town Centre leading onto The Broadway and Bedford High Street. The premises is surrounded by a plethora of other retailers including shops, restaurants, public houses and residential agents etc.

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

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

Description

This is an established lock up retail unit occupying the ground floor of a 3 storey property within a short walking distance from the centre of Bedford Town.

It benefits from a traditional shop window with an open plan interior and occupies a highly prominent visible roadside location.

The shop opens into a lower-level seating area with steps up to the main open plan space. There is basement storage and staff WC facilities to the rear.

The shop measures approximately 400 sq ft, not including additional storage in the basement.

Amenities



Business Rates



EPC



Retail



Transport Links



Open Plan



Town Centre
Location

Accommodation

The approximate Net Internal Area comprises:

Description	Sq.ft	Sq.m
72 Tavistock Street	400	37.16
Total	400	37.16

Locations

M1 Junction 13: 11 miles

A428: 1 mile

A1: 9 miles

Nearest station

Bedford: 0.8 miles

Nearest airport

London Luton: 28.4 miles



Further information

Lease Terms

This property is available to let by way of a new lease on terms to be agreed.

Asking Rent

£11,000 per annum.

Tenure

Leasehold.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Rateable Value: £4,050

Rates Payable: £2,020

2025/2026 Rates Payable 0.499p in the £.

Services

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.

Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

EPC

The EPC rating is D 81.

Legal Costs

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

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.

Fixtures & Fittings

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

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: 72 Tavistock Street, Bedford, MK40 2RP

What3words: ///cups.ramp.privately



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Mathew Brandon

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Particulars dated April 2025. Photographs dated April 2025.



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