



RENT
£25,000
(per annum)



RATES PAYABLE
£17,250/£8,795
2022/2023 Rates Payable 0.512p
in the £



EPC RATING
C-60



IM
HAIR DESIGNERS

**JAGGED
CE BARBERS**

61 HIGH ST, BEDFORD MK40 1RZ

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CE BARBERS**



**61 High Street,
Bedford MK40 1RZ**

Leasehold | Retail unit To Let | 1,288 Sq Ft



TO LET

Location

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.

Bedford High Street is a bustling and vibrant area located in the heart of Bedford town centre. It is a long and wide street that stretches for approximately half a mile, lined with a variety of shops, restaurants, cafes, and historic buildings. The street is part pedestrianised, making it a popular destination for shoppers and visitors alike.

The architecture of the buildings is a mix of old and new, with some dating back to the 18th century. The street is also home to the Bedford Corn Exchange, a popular venue for concerts and events.

The street is easily accessible by public transport, with several bus stops and a train station nearby.



Description

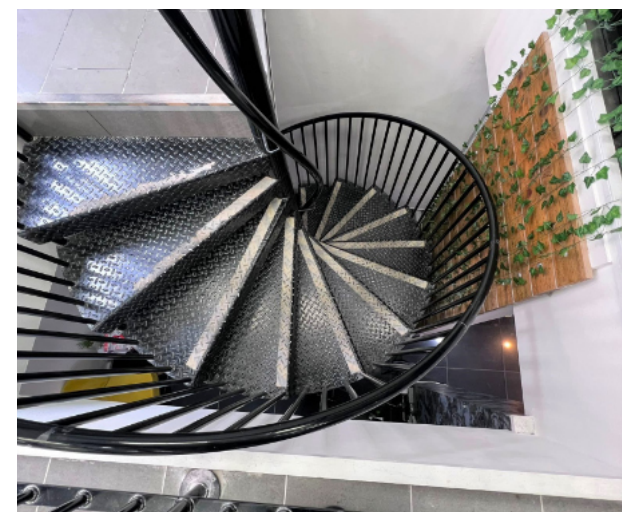
The property is a characterful 3 storey circa 1900's brick-built building with a pitched roof and attractive arch windows to the front elevation.

The available commercial element of the building consists of a modern shop frontage leading to an open plan retail space with stairs down to a fully refurbished basement retail space totalling approximately 119.7 sq m or 1,288 sq ft split over ground and basement floor areas.

Accommodation

The accommodation has been measured on a Net Internal Area basis, the approximate area comprises:

Floor	Sq Ft	Sq M
Ground Floor	878	81.6
Basement	410	38.1
Total	1,288	119.7





Further information

Lease Terms

This property is available to let by way of a new lease on terms to be agreed at a rent of £25,000 per annum.

Business Rates

Rateable Value £17,250, rates Payable £ 8,795 2022/2023 Rates Payable 0.512p 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.

Legal Costs

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

EPC

The EPC rating is C-60.

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 quoted are exclusively of Valued 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.



Amenities



Business Rates



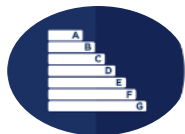
Floor Space



Utilities



Tenant



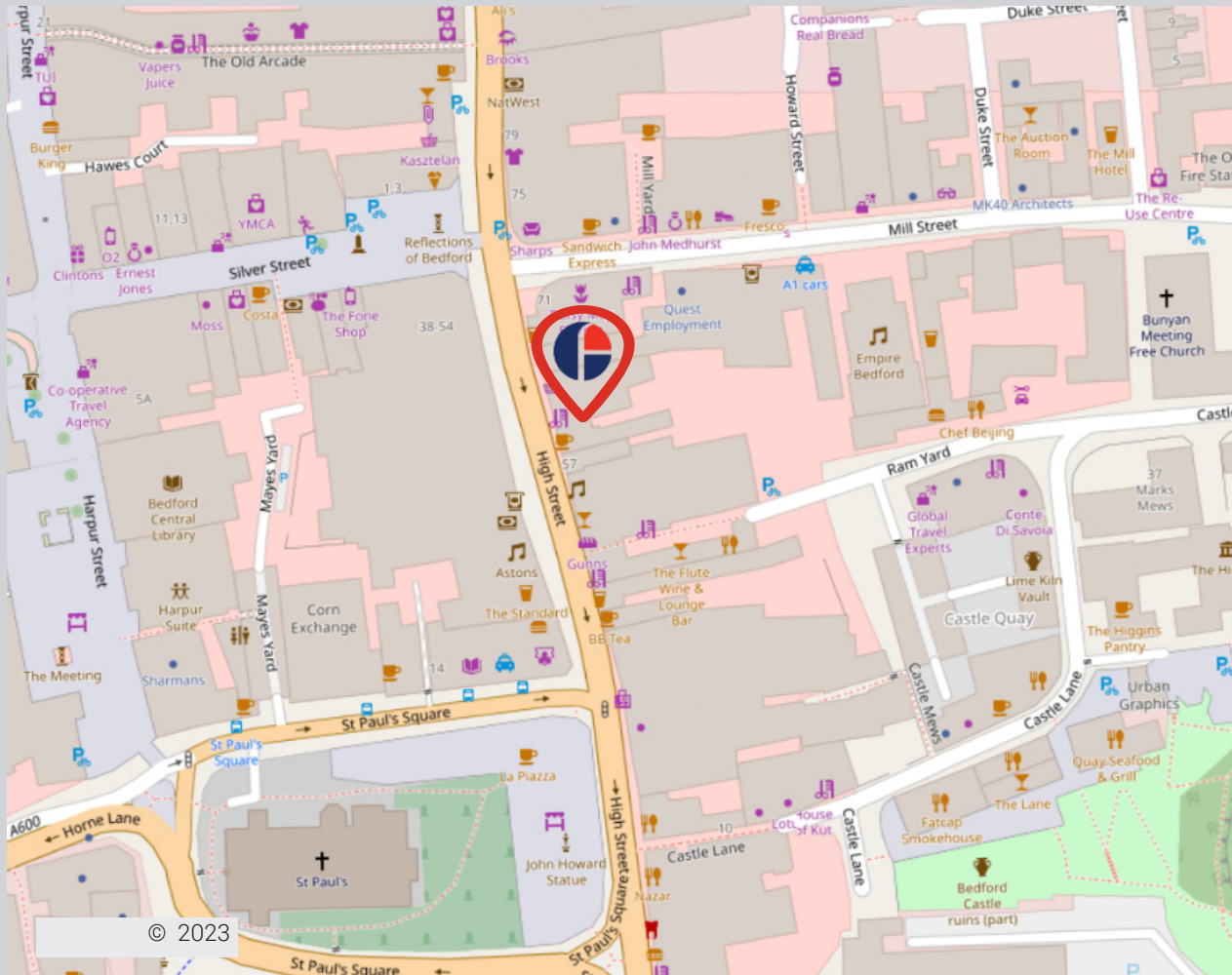
EPC



Transport Links



61 High Street, Bedford



Approximate Travel Distances



Locations

- M1 – 10.5 miles
- A1 – 9 miles
- Milton Keynes – 18 miles



Nearest Station

Bedford – 1 mile



Nearest Airport

London Luton – 28.4 miles



Viewings



Mathew Brandon



01234 639442



07584 473769



Mathew.Brandon@fishergerman.co.uk



Kerry Ward



01234 827114



07929 658084



Kerry.Ward@fishergerman.co.uk

fishergerman.co.uk



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Particulars dated June 2023. Photographs dated June 2023