

## To Let

### 115A-115B Midland Road, Bedford, MK401DA



£36,000 per annum



1,620 Sq Ft / 150.5 Sq M



The property comprises a well-presented ground floor commercial unit offering flexible open-plan accommodation, suitable for a variety of business uses (subject to planning). It benefits from a prominent frontage onto Midland Road, providing excellent visibility and natural light, with the space in good condition and ready for immediate occupation.



The premises are ideally located close to Bedford town centre and Bedford Railway Station, ensuring strong connectivity and consistent footfall. The surrounding area is a well-established commercial location, occupied by a mix of independent and national businesses.



## 115A-115B Midland Road, Bedford, MK40 1DA

### Location

The property is prominently located on Midland Road, close to Bedford town centre, within a well-established and busy commercial area benefiting from strong pedestrian and vehicular footfall, and is well connected via Bedford Railway Station, along with regular local bus services and convenient road access to the A6 and A421, providing easy links to the wider region and national motorway network.

### Terms & Tenure

The property is available to let on a new Full Repairing and Insuring (FRI) lease for a term to be agreed.

### Accommodation

Internal Storage + Kitchen + Staff Toilet : 265 Sq. Ft  
Retail Area - Zone A: 890 + Zone B: 385 : 1,355 Sq. Ft  
Total area - 1,620 Sq. Ft

### Rates

Rateable Value £28,000 . The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

For further information  
please contact:

01234 341311  
Graylaw House, 21  
Goldington Road,  
Bedford, MK40 3JY

### EPC

The EPC rating for the property is B

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### Costs

Each party is to be responsible for their own legal costs.

### Viewing

Strictly by appointment only please contact:



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