

Satchells

7 Brand Street Hitchin, Hertfordshire SG5 1HX

Web site: www.satchells.com E-mail: commercial@satchells.co.uk Tel: 01462 600900

To let. Business premises.



**2B Miller Road,
Bedford. MK42 9NY**

Rent: £7,500 Per Annum



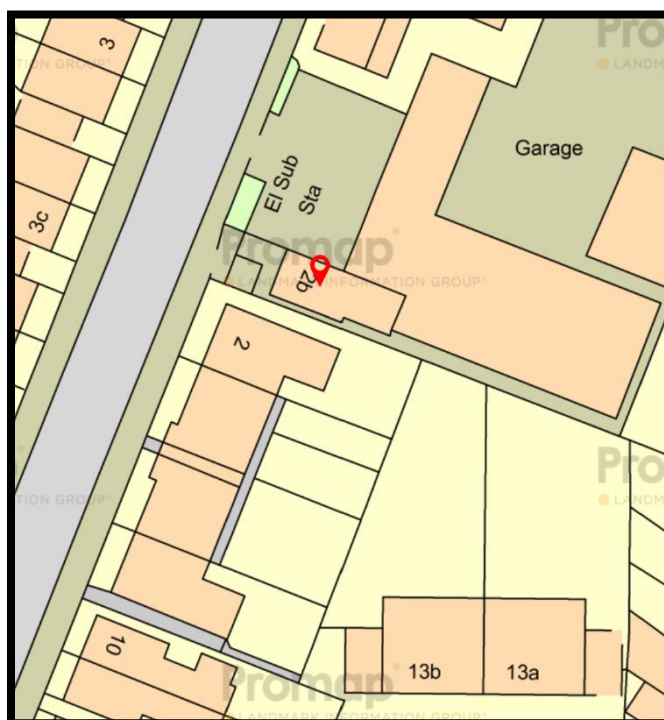
Established 1922 with offices in: Hitchin, Letchworth, Baldock, Stotfold, Shefford, Biggleswade.

Head Office: 49 High Street, Biggleswade, Bedfordshire, SG18 0JH

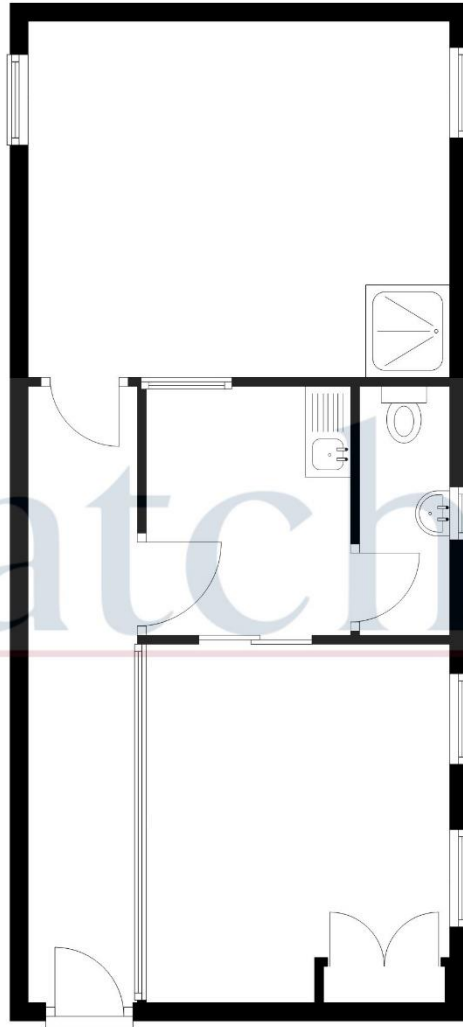
Directors: John Hilditch FNAEA, Heather E Hilditch, Alan Hilditch ARLA, and Derek Hilditch AICBA



- In Brief:** Business premises set in a convenient location within a highly populated mixed use residential and commercial area of Bedford, with a lot of passing trade, the building is classified as a Workshop and Premises, and is approximately 616 Square Feet. The Front door opens into the hallway, on the right-hand side is an office and or reception area about 10 ft by 10 ft, to the right-hand side a kitchen and bathroom and to the rear large open plan office or studio that is 20 ft by 20 ft.
- Use:** We understand that user Class 'E' applies and would ideally suit as storage or workshop. All uses however would be considered by the Landlord.
- Terms:** Flexible terms available but we anticipate a full repairing and insuring lease be granted in multiples of 3 to 5 years being preferable to Landlord.
- Rent:** Paid quarterly in advance with a rent deposit equivalent to one quarter rent required.
- Rent Reviews:** Upwards only rent review pattern to be agreed subject to length of lease taken.
- Rates & Utilities:** Tenant to pay all own utility charges and the rates. The VOA web site provides a rateable value of £4,500 as of the 1 April 2023
- Insurance:** Landlord to insure the building with the tenants to refund as insurance rent.
- VAT:** All fees and prices are quoted exclusive of VAT.
- Costs:** Each party to pay their own legal costs.
- EPC:** TBC.
- Viewings:** By prior appointment through Satchells, telephone 01462 600900



Floor Plan



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.



Draft details not yet approved by clients and could be subject to change.

These particulars are intended as a guide only and do not offer any form of contract. All measurements are approximate. Satchells have not tested any fixtures or fittings or carried out any kind of structural survey. All parties are advised to satisfy themselves to the position of; user class, rates, and VAT before entering into a purchase or lease. Some Photos may have been enhanced with Photoshop and blue sky's added and some non-essential objects removed.



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