

TO LET

2,367 Sq Ft (219.89 Sq M)

- High Foot Traffic from the High Street
- Prime Retail Space
- Spacious Open Plan Layout Across Two Floors



12 Silver Street
Bedford, MK40 1SU

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- The property is situated on Silver Street which is a pedestrianised area linking the High Street to Harpur Street & The Harpur Centre which is the main retail precinct in Bedford Town Centre
- 7-minute walk from Bedford Bus Station
- 5-minute drive from Bedford Train Station
- Located nearby to Harpur Shopping Centre

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Google Maps

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DESCRIPTION

- The ground floor boasts a generous footprint, featuring a spacious open-plan retail area complemented by dedicated rear ancillary and storage sections-perfectly suited for a variety of commercial uses.
- Upstairs, the first floor includes a well-appointed staff room and WCs, alongside a substantial open-plan area that offers excellent potential for additional retail space or secure storage.
- Occupying a prominent position, the property enjoys extensive street frontage along one of Bedford Town Centre's most vibrant and high-footfall commercial thoroughfares.
- A third-floor area, accessible via the flat roof, offers even more storage capacity-ideal for stockholding or auxiliary use, depending on business needs.

TERMS

The premises are to be let on a new full repairing and insuring lease for a term to be agreed at a rent of £35,000 per annum exclusive.



ACCOMMODATION (Net Internal Area*)

Ground Floor	119.1 SQ M	1,282 SQ FT
First Floor	100.8 SQ M	1,085 SQ FT
Total	219.89 SQ M	2,367 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E-124

Business Rates: The Rateable Value is £30,000 per annum. For the rates payable, please contact www.voa.gov.uk

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