

TO LET

5,783 Sq Ft (537.24 Sq M)

- Open plan Over Two Floors
- WC & Kitchen Facilities
- Return Frontage
- Rear Access/Loading



Ground & First Floor

1-3 Silver Street, Bedford, MK40 1SY

>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 the Harpur Shopping Centre

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DESCRIPTION

- This prominent retail unit spans two spacious floors, designed with a mostly open plan layout to maximize flexibility and functionality
- An expansive window display, benefitting from return frontage providing exceptional visibility
- This premium space is the perfect opportunity for any retailer
- There is potential for the premises to be taken on a floor-by-floor basis

TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £70,000 per annum exclusive.



ACCOMMODATION

Ground Floor	276.1 SQ M	2,972 SQ FT
First Floor	261.14 SQ M	2,811 SQ FT
Total	537.24 SQ M	5,783 SQ FT

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

EPC: This property's current energy rating is D- 91

Business Rates: Rateable Value - £71,500

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