

# TO LET

1,361 Sq Ft (126.48 Sq M)

- Established Restaurant
- Fully Fitted Commercial Kitchen
- Town Centre Location
- Available By Way of Assignment



**28-30 Castle Lane**  
**Bedford, MK40 3US**

**>D KirkbyDiamond**

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## LOCATION

- The premise is located on Castle Lane in Bedford Town Centre adjacent to the High Street
- This location provides a number of restaurants and food-outlets
- All centred around a large residential development

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 Google Maps

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## DESCRIPTION

- The property is a well-established restaurant unit, situated on Castle Lane amongst a number of other food outlets and restaurants
- The unit provides a large open plan seating area with extensive frontage and fully fitted kitchen
- Available by way of Assignment

## TERMS

The property is available by way of assignment of an existing 20-year lease, which commenced in December 2011.

The current annual rent is £18,000 with the next review due in December 2026.

The owner is seeking a premium in the region £30,000 for the goodwill as well as all fixtures and fittings including fully fitted commercial kitchen.

## ACCOMMODATION

Ground Floor	126.48 SQ M	1,361 SQ FT
<b>Total</b>	<b>126.48 SQ M</b>	<b>1,361 SQ FT</b>

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

**EPC: Band - TBC**

**Business Rates: Rateable Value - £14,500**

Interested parties are advised to contact the relevant Local Authority.

**Service Charge:** The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

## CONTACT:

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