

TO LET

4,373 - 6,231 Sq Ft

(406.25 - 578.86 Sq M)

- Open plan layout
- Suitable for multiple uses including retail, leisure & hospitality
- First floor ancillary / storage



Howard Centre

10 Horne Lane, Bedford, MK40 1UH



LOCATION

- The property is situated in a prime location within Bedford's Howard Centre, surrounded by well-known retailers such as TK Maxx, New Look, Tesco Express, Primark, Timpson, Starbucks, and Superdrug
- Access via Horne Lane, home to the Riverside North scheme
- Accessible via The Harpur Shopping Centre
- Short walk from Bedford Bus Station & Bedford Train Station

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 Google Maps

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DESCRIPTION

- This retail unit in The Howard Centre offers a generous frontage, providing excellent visibility and exposure to high foot traffic
- The expansive display windows create an inviting entrance
- Inside, the unit features a spacious open-plan layout, offering flexibility in designing the interior to suit a wide range of retail concepts
- The unit's strategic position within The Howard Centre further enhances its appeal, making it an ideal location for any retailer looking to establish a presence in this vibrant shopping destination

TERMS

Rent: £35,000 pax
Service Charge: £18,000 pax

ACCOMMODATION (Net Internal Area*)

Ground Floor	406.25 SQ M	4,373 SQ FT
First Floor Ancillary	172.61 SQ M	1,858 SQ FT
Total	578.86 SQ M	6,231 SQ FT

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

Business Rates: From enquiries we understand that for the current year the rateable value is £35,500 per annum.

Service Charge: This is a contribution towards the external and common part repair and maintenance. Further information available on request.

CONTACT:

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