

# TO LET

492 Sq Ft (45.67 Sq M)

- High Street Frontage
- Open-plan Layout
- Excellent Transport Links: A6, A421 and M1



**51 High Street**  
**Bedford, MK40 1RZ**

**KirkbyDiamond**

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kirkbydiamond.co.uk



## LOCATION

- Bedford is a historic market town situated on the banks of the River Great Ouse
- It offers excellent transport links via the A6, A421, and M1, as well as direct train services to London St Pancras International in under an hour

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Google Maps

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## DESCRIPTION

- Open-plan layout
- Kitchen Facility
- WC Facility
- Rear storage area

## 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 £12,500 per annum exclusive.

## ACCOMMODATION (Net Internal Area\*)

Total	45.67 SQ M	492 SQ FT
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-61

**Business Rates:** The Rateable Value is £9,600 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

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

## CONTACT:

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