

TO LET

6,903 Sq Ft (641.29 Sq M)

- › Double fronted open plan retail unit
- › Ancillary storage
- › Ladies & Gents WC Facilities
- › Kitchen & Staff Room
- › Loading/Delivery Area



23-27 High Street
Bedford, MK40 1RY

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- The premise is located on High Street Bedford High Street
- Close to the Embankment and adjacent to other occupiers including McDonalds and Nando's
- Approx 0.9 miles to Bedford mainline railways station

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Google Maps
Click here



DESCRIPTION

- A double fronted period retail unit located in a busy High Street located opposite St Paul's Square
- Large basement
- Ancillary storage

TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £45,000 per annum exclusive.

ACCOMMODATION

| | | |
|--------------|--------------------|--------------------|
| Basement | 273.96 SQ M | 2,949 SQ FT |
| Ground Floor | 367.33 SQ M | 3,954 SQ FT |
| Total | 641.29 SQ M | 6,903 SQ FT |

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

EPC: E-104

Business Rates: The Rateable Value is £61,000 per annum.
For the rates payable, please contact www.voa.gov.uk

CONTACT:



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