

TO LET

6,903 Sq Ft (641.29 Sq M)

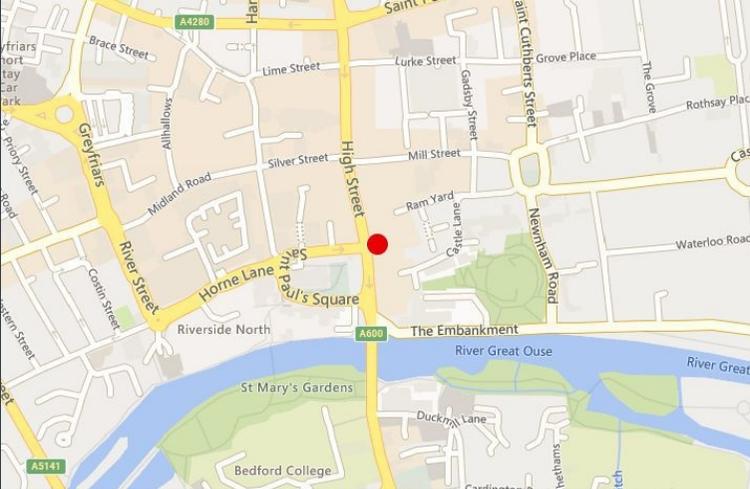
- Double fronted open plan retail unit
- Ancillary storage
- Ladies & Gents WC Facilities
- Kitchen & Staff Room
- Loading/Delivery Area



23-27 High Street
Bedford, MK40 1RY

>D KirkbyDiamond

Contact: Nathan George
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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
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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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