

TO LET

1,753 Sq Ft (162.85 Sq M)

- Open Plan Retail Area
- Ground and First Floor Retail Unit
- WC & Kitchen Facilities
- 8 Allocating Parking Spaces



215 Bedford Road
Kempston, Bedford, MK42 8DD

>D KirkbyDiamond

Contact: Joshua Parello or Nathan George

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kirkbydiamond.co.uk



LOCATION

- The premises are located on Bedford Road Kempston
- Good access to the A428 and the A421 Bedford Southern Bypass which links to the M1 and A1

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Google Maps

Click here



DESCRIPTION

- Prominent retail unit situated within a well-known and busy retail parade in the centre of Kempston
- Retail accommodation arranged over the ground and first floor
- Neighbouring occupiers include Tesco Express, Subway and KFC
- Suitable For A Range of Users (subject to planning)

TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £35,000 per annum exclusive.

ACCOMMODATION

Ground Floor	54.25 SQ M	584 SQ FT
First Floor	108.6 SQ M	1,169 SQ FT
Total	162.85 SQ M	1,753 SQ FT

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

EPC: C-69

Business Rates: The Rateable Value is £16,750 per annum. For the rates payable, please contact www.voa.gov.uk

CONTACT:

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