

# 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**

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[kirkbydiamond.co.uk](http://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
<b>Total</b>	<b>162.85 SQ M</b>	<b>1,753 SQ FT</b>

\*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](http://www.voa.gov.uk)

## CONTACT:

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