

# TO LET

3,005 Sq Ft (279.16 Sq M)

- › Double frontage
- › Open plan retail floor
- › Former-commercial kitchen to the rear



## Unit 7 Aspects Leisure Centre

Newnham Avenue, Bedford, MK41 9LN

**KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- 1.8 miles from Bedford Town Centre
- 2.4 miles from Bedford Railway Station
- Situated opposite DW Fitness First
- Aspects is also home to Club 2000 Bingo & McDonald's

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Google Maps

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## DESCRIPTION

- Prominent double-fronted unit positioned opposite DW Fitness First and Club 2000 Bingo, with direct frontage onto the main car park, offering high visibility and footfall.
- Ground floor comprises a spacious open-plan retail area, ideal for a variety of leisure or food & beverage uses.
- Rear section includes a fitted kitchen and ancillary areas suitable for staff facilities or storage.
- Additional first-floor space provides further ancillary or storage accommodation, enhancing operational flexibility.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £38,000. VAT is payable



## ACCOMMODATION

Total **279.16 SQ M 3,005 SQ FT**

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

**Service Charge:** Available upon request

## CONTACT:



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