

TO LET

3,548 Sq Ft (329.61 Sq M)

- Prime frontage onto the main car park & access road into Aspects Leisure Park.
- Large open plan retail floor.
- Generous commercial kitchen space to the rear.



Unit 6 Aspects Leisure Centre

Newnham Avenue, Bedford, MK41 9LN



LOCATION

- 1.8 miles from Bedford Town Centre
- 2.4 miles from Bedford Railway Station
- Frontage directly onto the main car park.
- Aspect's is also home to Club 2000 Bingo & McDonald's

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Google Maps

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DESCRIPTION

- Well-configured layout with a spacious dining or sales area, ideal for food & beverage, leisure, or retail operators.
- Prominent double-fronted elevation ensures strong visual presence and excellent signage opportunities.
- Positioned directly onto the main car park, benefitting from constant passing trade and easy customer access.

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £50,000. VAT is not payable

ACCOMMODATION

Total **329.61 SQ M 3,548 SQ FT**

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

Service Charge: Available upon request

CONTACT:



NATHAN GEORGE

07741 261890 nathan.george@kirkbydiamond.co.uk



JOSHUA PARELLO

07951 613205 joshua.parello@kirkbydiamond.co.uk

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