

# 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

 **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
- Frontage directly onto the main car park.
- Aspect's is also home to Club 2000 Bingo & McDonald's

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 Google Maps

[Click here](#)



## 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:

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