

TO LET

621 Sq Ft (57.69 Sq M)

- Spacious, open plan retail unit.
- Views onto the Embankment and accessible from the High Street.
- Rear storage and ancillary space.



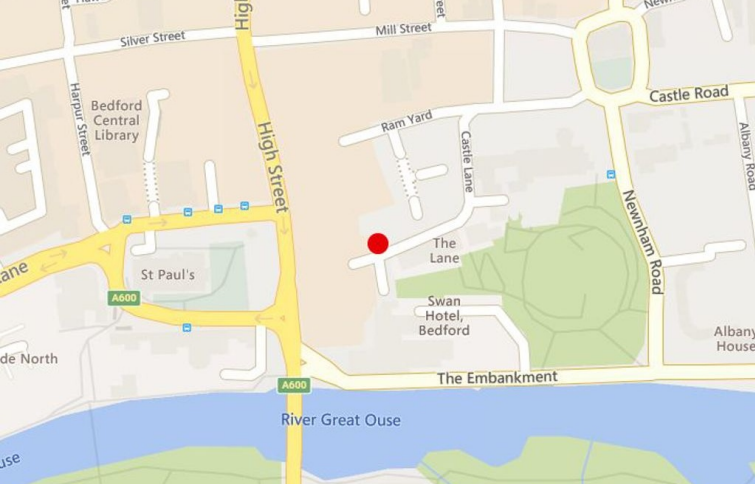
16 Castle Lane
Bedford, MK40 3US

>D KirkbyDiamond

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LOCATION

- Situated within Bedford Town Centre, this retail unit sits adjacent to Bedford High Street and parallel with the Embankment. Just a short walk from Bedford Bus Station and Bedford Train Station.
- 2-minute walk from Bedford Bus Station
- 10-minute walk from Bedford Train Station
- Nearby multi-storey parking is available

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DESCRIPTION

- This unit provides an open plan retail space with stylish and unique frontage.
- The unit also benefits from rear ancillary space which provides a kitchenette and WC as well as storage space.
- Occupying an attractive position in the Town Centre, with views onto the Embankment with pedestrian access from the High Street, and vehicle access directly in front of the unit.

TERMS

Available on a new Fully Repairing and Insuring lease by way of negotiation, at a rent of £12,500 per annum.



ACCOMMODATION (Net Internal Area*)

Total	57.69 SQ M	621 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 70

CONTACT:

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