

# TO LET

342 Sq Ft (31.77 Sq M)

- Highly Visible with Constant Footfall.
- Prominent Location, within Bedford Town Centre.
- Kitchen.
- WC Facilities.
- The unit does not benefit from commercial extraction and will require planning permission.



**36 St. Loyaes Street**  
**Bedford, MK40 1EP**

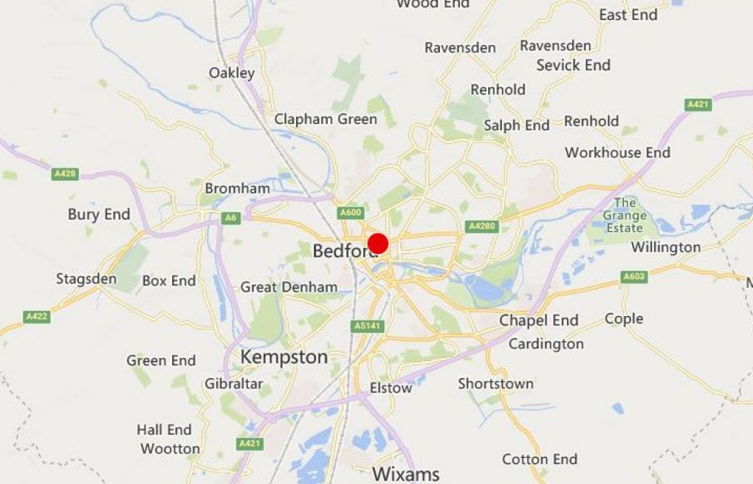
**>D KirkbyDiamond**

Contact: Joshua Parello or Charlotte Beard

Tel: 01234 905128

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





## LOCATION

- The premises are located on St Loyaes Street Bedford to the north periphery of Bedford's main shopping district and close to the junction of Harpur Street and Lime Street.
- The surrounding area has a mix of occupiers with national retailers such as B & M, Burger King and Boots along with a multitude of local independent retailers and caterers.
- St Loyaes Street provides on road parking for disabled and short stay bays and multi storey parking is available at nearby Allhallows and Lurke Street car parks.

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 Google Maps

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## DESCRIPTION

- The property is a end of terrace retail premises with frontage.
- The unit benefits from a kitchen and WC facilities, along with areas for storage.
- Strong footfall within a prominent area of Bedford Town.
- The property benefits from quick access to both the A6 and A428 with the A421 situated to the south of the town which links J13 of the M1 motorway and A1 at the Black Cat roundabout.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £13,000 per annum exclusive. VAT is payable.



## ACCOMMODATION (Net Internal Area\*)

Ground Floor	31.77 SQ M	342 SQ FT
<b>Total</b>	<b>31.77 SQ M</b>	<b>342 SQ FT</b>

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

EPC: C-68

**Business Rates:** The Rateable Value is £8,100 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request.

**Estate Charge:** Available upon request.

## CONTACT:

 **JOSHUA PARELLO**  
[07951 613205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

 **CHARLOTTE BEARD**  
[07990 048182 charlotte.beard@kirkbydiamond.co.uk](mailto:charlotte.beard@kirkbydiamond.co.uk)

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