

TO LET

4,460 Sq Ft (414.33 Sq M)

- Prominent corner position
- Attractive period façade with large display frontage located in a high footfall area surrounded by established business
- Ground floor retail / commercial area with good natural light
- Useful basement storage / ancillary accommodation



109 – 111 High Street

Bedford, MK40 1NJ

Contact: Joshua Parello or Nathan George

Tel: 01234 905128

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Location

- Situated in the heart of the town centre on High Street, the property lies within easy walking distance of the principal retail and civic hub of Bedford.
- The high street includes a mixture of retail, charity-shops, service businesses (e.g., cafés, hairdressers, financial services) giving a broad base of footfall and a balanced tenant mix.
- Bedford Railway Station is approximately 0.6 miles (around 10–12 minutes' walk) from the property,
- Bedford Bus Station, located on All Hallows / Greyfriars, is approximately 0.3 miles (around 5 minutes' walk) from the property.

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 Google Maps

Click here

Description

- The property presents a welcoming frontage with large display windows and generous ceiling heights, creating a bright and open trading environment ideal for retail, showroom, or professional service occupiers.
- Internally, the ground floor provides an open-plan sales area, complemented by a rear office and ancillary accommodation suitable for staff use or storage.
- A useful basement area is accessed internally, providing additional storage or workspace.
- The property also benefits from a rear car park, with an allocation of spaces available by way of negotiation.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £45,000 per annum.
VAT is payable.

Accommodation (Net Internal Area*)

Total	414.33 SQ M	4,460 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC rating of C – 75

Business Rates: The rateable value is £41,750 per annum. For the rates payable please contact us or www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance.

Contact:

JOSHUA PARELLO

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

NATHAN GEORGE

[07741 261890 nathan.george@kirkbydiamond.co.uk](mailto:nathan.george@kirkbydiamond.co.uk)