

# TO LET

**4,373 – 6,231 Sq Ft**

(406.25 – 578.86 Sq M)

- › Open plan layout
- › Suitable for multiple uses including retail, leisure & hospitality
- › First floor ancillary / storage



## Howard Centre

10 Horne Lane, Bedford, MK40 1UH

Contact: Joshua Parello or Nathan George

Tel: 01234 905128

[eddisons.com](http://eddisons.com)





## Location

- The property is situated in a prime location within Bedford's Howard Centre, surrounded by well-known retailers such as TK Maxx, New Look, Tesco Express, Primark, Timpson, Starbucks, and Superdrug
- Access via Horne Lane, home to the Riverside North scheme
- Accessible via The Harpur Shopping Centre
- Short walk from Bedford Bus Station & Bedford Train Station

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 Google Maps

[Click here](#)



## Description

- This retail unit in The Howard Centre offers a generous frontage, providing excellent visibility and exposure to high foot traffic
- The expansive display windows create an inviting entrance
- Inside, the unit features a spacious open-plan layout, offering flexibility in designing the interior to suit a wide range of retail concepts
- The unit's strategic position within The Howard Centre further enhances its appeal, making it an ideal location for any retailer looking to establish a presence in this vibrant shopping destination

## Terms

Rent: £30,000 pax  
Service Charge: £20,500 pax

## Accommodation (Net Internal Area\*)

Ground Floor	406.25 SQ M	4,373 SQ FT
First Floor Ancillary	172.61 SQ M	1,858 SQ FT
<b>Total</b>	<b>578.86 SQ M</b>	<b>6,231 SQ FT</b>

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

EPC: B-46

**Business Rates:** From enquiries we understand that for the current year the rateable value is £35,500 per annum.

**Service Charge:** This is a contribution towards the external and common part repair and maintenance. Further information available on request.

## Contact:

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