

TO LET

2,007 Sq Ft (186.45 Sq M)

- › Situated in a High Footfall and Prominent Position
- › Excellent Double Fronted Retail Premises
- › Benefits from First and Second Floors



43 High Street
Bedford, MK40 1RY

Contact: Joshua Parelo or William Fountaine
Tel: 01234 905128
eddisons.com





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.

/// what3words

///metro.tape.ruler

 Google Maps

Click here



Description

- The ground floor provides a lengthy retail space, with fantastic double frontage onto the High Street and good visibility from the market square.
- Moving through the ground floor there are two additional large open plan rooms, suitable for a variety of uses.
- There is an internal stair access providing access to the first and second floor, which offer further accommodation for alternative uses, storage, etc.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £24,000 . VAT is payable.

Accommodation (Net Internal Area*)

Total **186.45 SQ M 2,007 SQ FT**

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

EPC: The property has an EPC rating of E - 112

Contact:

JOSHUA PARELLO

07951 613205 joshua.parello@eddisons.com

WILLIAM FOUNTAINE

william.fountaine@eddisons.com