

TO LET

1,888 Sq Ft (175.4 Sq M)

- › Flexible Retail Unit
- › Large Window Display with Roller Shutters
- › Kitchenette and WC Facilities
- › Rear Access and Storage
- › Suitable For a Wide Range of Uses (subject to planning)

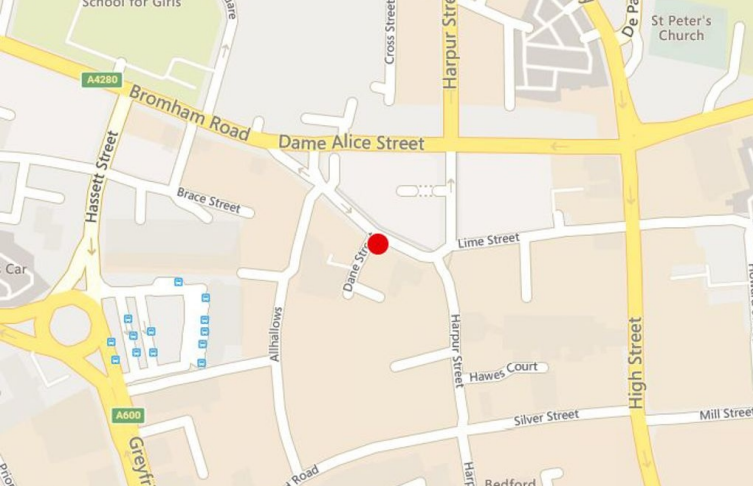


2A & B Dane Street

Bedford, MK40 1AB

Contact: Nathan George or Joshua Parelo
Tel: 01234 905128
eddisons.com





Location

- Dane Street is located within Bedford Town Centre, close to the bus station.
- Nearby occupiers include B&M, Burger King and Greggs. Several carparks within walking distance.
- The property is approximately 0.7 miles from Bedford Railway Station and benefits from quick access to main road links across the town.

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 Google Maps
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Description

- A ground floor retail unit available to lease on new terms.
- Benefitting from return frontage with roller shutters and access from the rear with storage and WC facilities.
- Consideration would be given to splitting the unit and leasing as two separate units. Please speak to the agent for more information.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £30,000 per annum exclusive. VAT is payable.

Accommodation (Net Internal Area*)

Ground Floor	81.19 SQ M	874 SQ FT
Total	175.4 SQ M	1,888 SQ FT

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

Business Rates: The current Rateable Value is £14,250 per annum. From April 1st it is £15,500 per annum. For the rates payable, please contact www.voa.gov.uk

Contact:

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