TO LET

342 Sq Ft (31.77 Sq M)

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

36 St. Loyes Street

Bedford, MK40 1EP

Contact: Joshua Parello or Charlotte Beard
Tel: **01234 905128**
eddisons.com

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Location

- The premises are located on St Loyes 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 Loyes 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.

what3words
///flock.itself.duck

Google Maps
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Description

- The property is a end of terrace retail premises with frontage.
- The unit benefits from a kitchenette 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 £9,600 per annum exclusive. VAT is payable.

Accommodation (Net Internal Area*)

Ground Floor	**31.77 SQ M**	**342 SQ FT**
Total	**31.77 SQ M**	**342 SQ FT**

*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

Contact:

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