

TO LET

161.93 Sq M (1,743 Sq Ft)

- › High Foot Traffic from the High Street
- › Prime Retail Space
- › Spacious Open Plan Layout
- › First Floor Storage Space



24 Silver Street
Bedford, MK40 1SU

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eddisons.com





Location

- The property is situated on Silver Street which is a pedestrianised area linking the High Street to Harpur Street & The Harpur Centre which is the main retail precinct in Bedford Town Centre
- 7-minute walk from Bedford Bus Station
- 5-minute drive from Bedford Train Station
- Located nearby to Harpur Shopping Centre

/// what3words

///signal.brief.cities

Google Maps

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Description

- The ground floor boasts an open-plan retail area complemented by a separate dedicated rear ancillary and storage section.
- The first floor includes a multi-purpose room, suitable for storage or staff room, as well as a WC.
- Occupying a prominent position, the property enjoys extensive street frontage along one of Bedford Town Centre's most vibrant and high-footfall commercial thoroughfares.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £28,000. VAT is not payable.

Accommodation (Net Internal Area*)

Total	1,743 SQ FT	161.93 SQ M
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

EPC: B – 46

Business Rates: The rateable value is £26,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

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