

TO LET

787 Sq Ft (73.11 Sq M)

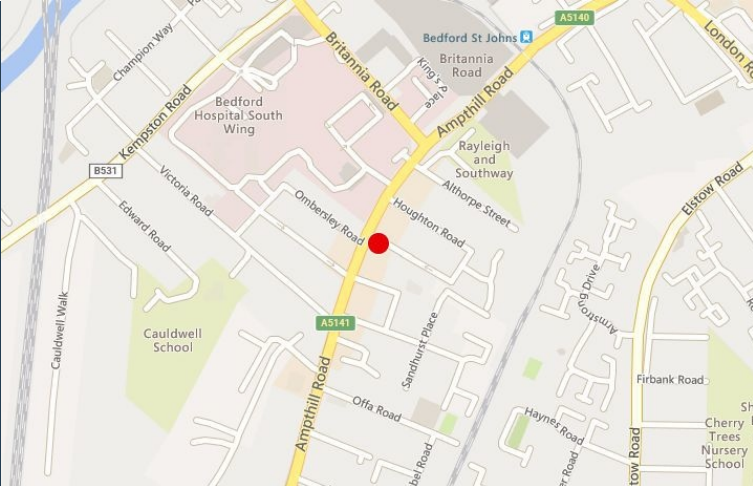
- Prominent position on Ampthill Road, one of Bedford's established commercial thoroughfares.
- Well-presented ground floor retail accommodation with open-plan layout and ancillary space
- Suitable for retail and service line uses, not suitable for any hot food takeaway.



30 Ampthill Road
Bedford, MK42 9HG

Contact: Joshua Parello or Charlotte Beard
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eddisons.com





Location

- Prominent position on Ampthill Road, a well-established commercial route into Bedford town centre.
- Close to Bedford town centre, with a range of shops, services and amenities within easy reach.
- Good transport connectivity, with convenient access to Bedford's wider road network and surrounding residential areas.

/// what3words

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Google Maps

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Description

- The property occupies a highly visible position on Ampthill Road, an established commercial route into Bedford town centre, benefiting from regular passing traffic and strong prominence to passing occupiers and customers.
- The premises provide well-presented ground floor accommodation arranged predominantly as open-plan retail space, together with ancillary areas. The layout offers flexibility for an incoming occupier to adapt the space to suit their individual trading requirements.
- The property is particularly well suited to a range of retail and service-based occupiers, including beauty and aesthetic businesses, hairdressers, barbers, professional services and similar customer-facing uses.

Terms

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rent of £10,500 pa exclusive.



Accommodation

Total	73.11 SQ M	787 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 8th Edition

Business Rates: The rateable value is £11,750. For the rates payable please contact us or www.voa.gov.uk

Contact:

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