TO LET

724 Sq Ft (67.26 Sq M)



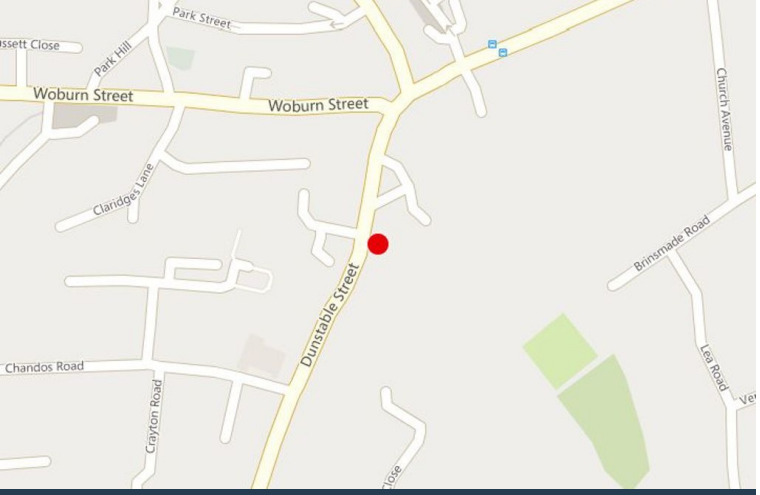
- Thoughtfully Refurbished by the Landlord, with significant investment throughout to create an attractive space.
- Beautifully Retained Traditional Character, featuring a refreshed traditional shopfront.
- Generous open-plan space with contemporary finishes and a newly fitted kitchen.
- 3-phase electric supply.

109 Dunstable Street

Ampthill, Bedford, MK45 2NG

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

BTG Eddisons







Location

- Situated within Ampthill's popular town centre, benefiting from a vibrant mix of independent retailers, cafés, restaurants and established businesses.
- Within easy walking distance of the town's shops, eateries, public amenities and everyday conveniences, providing access to a well-established local customer base.
- Excellent access to the A507 and wider Bedfordshire road network, with Flitwick railway station approximately 1.9 miles away, providing services towards London St Pancras.

what3words
///patrol.polite.violinist

Google Maps
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Description

- Having undertaken a comprehensive programme of improvements, the Landlord has invested considerably in bringing the property back to life, creating an attractive and well-presented commercial premises ready for an incoming occupier.
- The property retains its charming traditional aesthetic, complemented by a refurbished shopfront, carefully repointed external brickwork and attractive exposed brickwork internally, blending period character with a fresh, modern finish.
- Providing generous open-plan accommodation with excellent scope for a variety of business uses, further enhanced by contemporary finishes and a newly installed kitchen facility, offering practical amenities for staff and occupiers.

Terms

Available by way of a new FRI lease for a term to be agreed, rent is on application. VAT is NOT payable.

Accommodation (Net Internal Area*)

Total	**67.26 SQ M**	**724 SQ FT**

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

EPC: The property has an EPC of B - 45

Business Rates: The rateable value is to be reassessed. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

JOSHUA PARELLO
07951 613205 joshua.parello@eddisons.com

CHARLOTTE BEARD
07990 048182 charlotte.beard@eddisons.com

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