

# TO LET

3,328 Sq Ft (309.17 Sq M)

- Signature building in the town centre
- Currently undergoing refurbishment
- Exciting opportunity
- Car parks available nearby



## Prime Restaurant Unit

3 Station Road, Flitwick, Bedford, MK45 1DP

**KirkbyDiamond**

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[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)



## LOCATION

- This property is prominently positioned in Town Square, Flitwick, a key commercial area in the town centre. Situated directly opposite Flitwick Railway Station, it benefits from high footfall and excellent transport links, making it an ideal location for a hospitality venue.
- 4-miles from Junction 12 of the M1
- Access to the A507 is within 1 mile.
- Flitwick Mainline Railway Station is within walking distance.

/// what3words

///romantics.scars.gladiator

Google Maps

Click here



## DESCRIPTION

- A striking former bank building, being transformed into a shell condition, ready for a visionary restaurant operator. A retail unit that forms part of the same building is separately available.
- An open plan ground floor offering flexibility for a dynamic dining experience, with a mezzanine-style first floor, ideal for additional seating or private dining, with potential for outside dining space.
- The basement level retains the original bank vault, a unique character element that could be repurposed.
- Once complete, the space will provide plenty of natural light thanks to its expansive frontage, enhancing its landmark presence.

## TERMS

The premises is available on a new fully repairing and insuring lease at a rent of £39,000 per annum exclusive.



## ACCOMMODATION (Net Internal Area\*)

Ground Floor	180.5 SQ M	1,943 SQ FT
First Floor	128.57 SQ M	1,384 SQ FT
Basement	37.16 SQ M	400 SQ FT
<b>Total</b>	<b>309.17 SQ M</b>	<b>3,328 SQ FT</b>

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

EPC: TBC

**Business Rates:** The rateable value is to be confirmed. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## CONTACT:



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