

# TO LET

781 Sq Ft (72.55 Sq M)

- Signature building in the town centre
- Currently undergoing refurbishment with the unit being offered in shell condition
- Frontage onto both the Town Square & Kings Road



## Prominent Retail Unit

3a Station Road , Flitwick, Bedford, MK45 1DP



## 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.

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Google Maps

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## DESCRIPTION

- Prominently positioned retail unit boasts a prime location in the bustling centre of Flitwick, offering excellent visibility and footfall. A restaurant unit that forms part of the same building is also available separately
- Currently undergoing refurbishment, the premises will be presented in a clean shell condition, providing a versatile blank canvas for a range of retail or service-based businesses. The unit will include a newly installed W.C. and dedicated rear storage or ancillary space, ensuring both practicality and convenience for future occupiers.
- With an attractive frontage directly onto Kings Road and strong visibility from the nearby Town Square, this unit offers an outstanding opportunity to establish a presence in one of the town's most sought-after commercial locations.

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £12,999 per annum exclusive. VAT is payable.

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## ACCOMMODATION (Net Internal Area\*)

<b>Total</b>	<b>72.55 SQ M</b>	<b>781 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: TBC

## CONTACT:

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