

TO LET

803 Sq Ft (74.6 Sq M)

- Traditional-style retail frontage
- Rear loading access for easy stock handling
- WC, kitchenette, and ancillary/storage space
- Flexible layout suitable for various uses



23 Chiltern Avenue

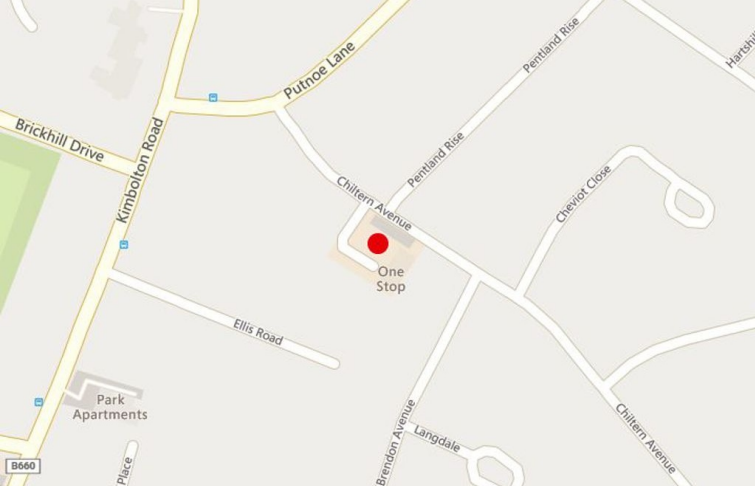
Bedford, MK41 9EQ

>D KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- 23 Chiltern Avenue enjoys a quiet residential amongst a local shopping parade, schools, and open green spaces. Bedford town centre and the mainline railway station are just a short drive away, providing fast links to London and other major destinations. Excellent road connections, including the A6, A421, and M1, make this an ideal location for families and commuters alike.
- 1.5 miles from Bedford Town Centre.
- Located in a predominantly residential area, on a local shopping parade.
- 1.9 miles from Bedford Train Station.

 what3words

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 Google Maps

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DESCRIPTION

- This is a generously sized retail unit with versatile space, providing plenty of storage with rear loading access.
- The unit is situated in a predominantly residential area, making this unit highly suitable for service industry users, looking for a unit in a high footfall position.

TERMS

Available on a new Full Repairing and Insuring (FRI) lease for a term to be agreed, at a rent of £15,000 per annum.

ACCOMMODATION (Net Internal Area*)

Total	74.6 SQ M	803 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-57

Business Rates: The Rateable Value is £10,500 per annum. For the rates payable, please contact www.voa.gov.uk

CONTACT:

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