

# TO LET

1,229 Sq Ft (114.17 Sq M)

- Prominent corner position
- Attractive return frontage located in a high footfall area surrounded by established business
- Ground floor retail / commercial area with good natural light
- Useful basement storage / ancillary accommodation



**71 High Street**  
Bedford, MK40 1RZ

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[eddisons.com](http://eddisons.com)





## Location

- Situated in the heart of the town centre on High Street, the property lies within easy walking distance of the principal retail and civic hub of Bedford.
- The high street includes a mixture of retail, charity-shops, service businesses (e.g., cafés, hairdressers, financial services) giving a broad base of footfall and a balanced tenant mix.
- Bedford Railway Station is approximately 0.6 miles (around 10–12 minutes' walk) from the property,
- Bedford Bus Station, located on All Hallows / Greyfriars, is approximately 0.3 miles (around 5 minutes' walk) from the property.

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 Google Maps

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## Description

- The property presents a welcoming return frontage with large display windows and generous ceiling heights, creating a bright and open trading environment ideal for retail, showroom, or professional service occupiers.
- Internally, the ground floor provides an open-plan sales area and useful basement area providing additional storage or workspace.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £42,000 per annum, exclusive of VAT.

## Accommodation

Ground floor	80.45 SQ M	866 SQ FT
Basement	33.72 SQ M	363 SQ FT
<b>Total</b>	<b>114.17 SQ M</b>	<b>1,229 SQ FT</b>

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

**EPC:** The property has an EPC rating of D – 95

**Business Rates:** The rateable value is £29,500. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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