

TO LET

621 Sq Ft (57.69 Sq M)

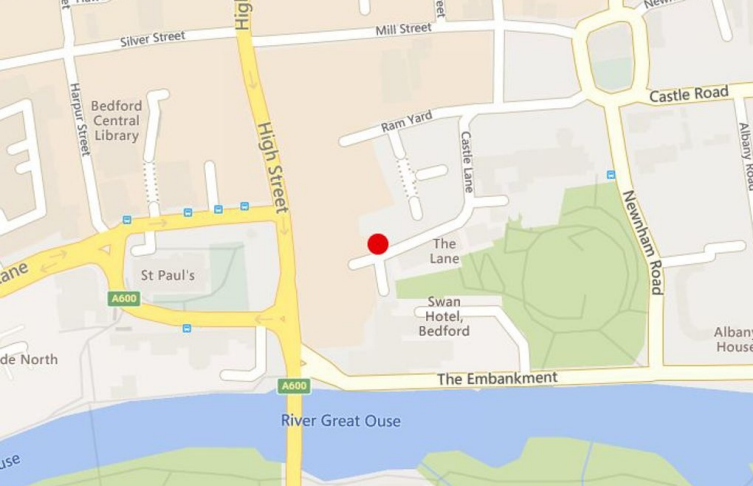
- › A spacious, open-plan retail unit offering flexibility for a range of uses.
- › Features a stylish frontage with excellent visibility to passing pedestrians.
- › Attractive Town Centre setting with pedestrian access.



16 Castle Lane
Bedford, MK40 3US

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eddisons.com





Location

- Situated just off Bedford High Street, in the heart of the Town Centre.
- Enjoys views over the Embankment, one of Bedford's most scenic areas.
- 2-minute walk to Bedford Bus Station and 10-minute walk to Bedford Train Station.
- Conveniently located with multi-storey parking nearby.
- Positioned among a mix of popular retailers, cafés, and services, attracting strong footfall.

/// what3words

///corner.credit.making

Google Maps

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Description

- This unit provides an open plan retail space with stylish and unique frontage.
- The unit also benefits from rear ancillary space which provides a kitchenette and WC as well as storage space.
- Occupying an attractive position in the Town Centre, with views onto the Embankment with pedestrian access from the High Street.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £10,500 exclusive. VAT is payable.

Accommodation (Net Internal Area*)

Ground Floor	57.69 SQ M	621 SQ FT
Total	57.69 SQ M	621 SQ FT

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

EPC: C - 70

Business Rates: The rateable value is £6,800. To establish rates payable please contact www.voa.gov.uk

Contact:

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