TO LET

17,824 Sq Ft

(1,655.9 Sq M)



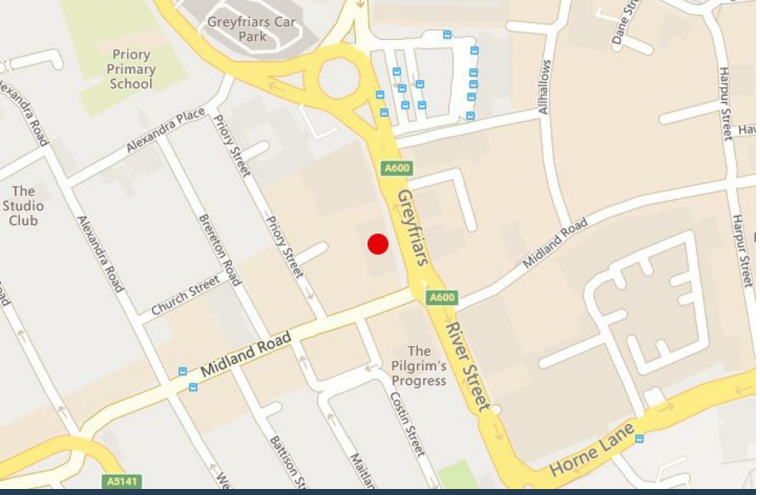
- Highly visible and prominant location
- Suitable for a variety of uses including retail and leisure (subject to planning)
- Adjacent to Bedford Bus Station
- Public car park to the rear
- Loading to the rear

22-30 Greyfriars

Bedford, MK40 1HP

Contact: Nathan George or Joshua Parello
Tel: **01234 905128**
eddisons.com

BTG Eddisons







Location

- The property is located in a prominent position on the corner of Greyfriars, adjacent to Bedford Bus Station and multiple retailers including national and local businesses.
- Public car parking is available immediately to the rear of the unit and via two further car parks within 100 yards from the property.
- Bedford train station is within walking distance approximately 0.3 miles from the property

what3words
///leans.radar.heat

Google Maps
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Description

- A substantial open plan retail unit is available to lease on new terms from April 2025.
- The store is arranged as mostly open plan retail space with storage and loading to the rear along with staff break out areas, welfare facilities and office space.
- Would be suitable for continued retail use or other uses such as leisure (subject to planning).

Terms

Available by way of a new FRI lease for a term to be agreed at a rent on application. VAT is payable

Accommodation

Ground Floor	**1,655.85 SQ M**	**17,824 SQ FT**
Total	**1,655.9 SQ M**	**17,824 SQ FT**

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

EPC: C-51

Business Rates: The rateable value is £45,000. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Contact:

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