

TO LET

2,659 Sq Ft (247.02 Sq M)

- › Large Open Plan Retail Unit
- › Town Centre Location
- › Separated on Ground and First Floor



2A Lurke Street
Bedford, MK40 3HY

Contact: Joshua Parello or William Fountaine
Tel: 01234 905128
eddisons.com





Location

- Lurke Street, Bedford is located just off the High Street within Bedford Town Centre.
- Within walking distance of Bedford Railway Station.
- Multi-Storey Car Park Opposite.

/// what3words

///vibes.crowds.pram

Google Maps

Click here



Description

- A centrally located and substantial retail premises neighbouring Lidl's in Bedford Town Centre.
- The property also benefits from first floor storage/ancillary space.
- Lurke Street multi-storey car park is adjacent to the unit.
- Suitable for a variety of uses including retail, leisure, hospitality, subject to planning.

Terms

The property is available by way of assignment of an existing 10-year lease, expiring in May 2028 at a rent of £24,000 per annum.

Alternatively, the landlord is open to negotiations of a new lease on terms to be negotiated.

Accommodation (Net Internal Area*)

Unit 2A	247.02 SQ M	2,659 SQ FT
Total	247.02 SQ M	2,659 SQ FT

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

EPC: C-62

Business Rates: The Rateable Value is £19,000 per annum exclusive. For the rates payable, please contact www.voa.gov.uk

Contact:

JOSHUA PARELLO

[07951 613205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

WILLIAM FOUNTAINE

william.fontaine@kirkbydiamond.co.uk