

TO LET

929 Sq Ft (86.28 Sq M)

- Retail Unit within Bedford Town Centre
- Open Space with 15 Foot Window
- Kitchen & WC Facilities
- Roller Shutter Door



8 Greyfriars

Bedford, MK40 1HP

Contact: Joshua Parello or Nathan George

Tel: 01234 905128

eddisons.com





Location

- Greyfriars is located within Bedford Town Centre
- Bedford Bus Station – 0.2 miles
- Bedford Train Station – 0.4 miles
- Excellent road access via A6, A428 and A421

 what3words

[///regard.minute.track](https://regard.minute.track)

 Google Maps

[Click here](#)



Description

- A well-presented retail unit in a prime town centre location on Greyfriars, Bedford.
- The property features a 15-foot window frontage, roller shutter door, and benefits from kitchen and WC facilities.
- A short walk to Bedford Bus Station and Bedford Train Station, as well as good link access to A428, A421 and A6

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £15,000 per annum exclusive. VAT is payable.

Accommodation

Ground Floor	86.28 SQ M	929 SQ FT
Total	86.28 SQ M	929 SQ FT

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

EPC: D-96

Business Rates: The Rateable Value is £10,750 per annum. For the rates payable, please contact www.vo.gov.uk

Contact:

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