

# TO LET

2,007 Sq Ft (186.45 Sq M)

- Situated in a High Footfall and Prominent Position
- Excellent Double Fronted Retail Premises
- Benefits from First and Second Floors



**43 High Street**  
Bedford, MK40 1RY

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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.

 what3words

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 Google Maps

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## Description

- The ground floor provides a lengthy retail space, with fantastic double frontage onto the High Street and good visibility from the market square.
- Moving through the ground floor there are two additional large open plan rooms, suitable for a variety of uses.
- There is an internal stair access providing access to the first and second floor, which offer further accommodation for alternative uses, storage, etc.

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £24,000 . VAT is payable.

## Accommodation (Net Internal Area\*)

**Total** **186.45 SQ M** **2,007 SQ FT**

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

## Contact:

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