

# TO LET

3,727 Sq Ft (346.24 Sq M)

- › Signature Building in Central Location
- › Newly Refurbished and Offered in a Cold Shell Condition
- › Suitable for a Variety of Uses Including, Hospitality, Leisure and Retail.

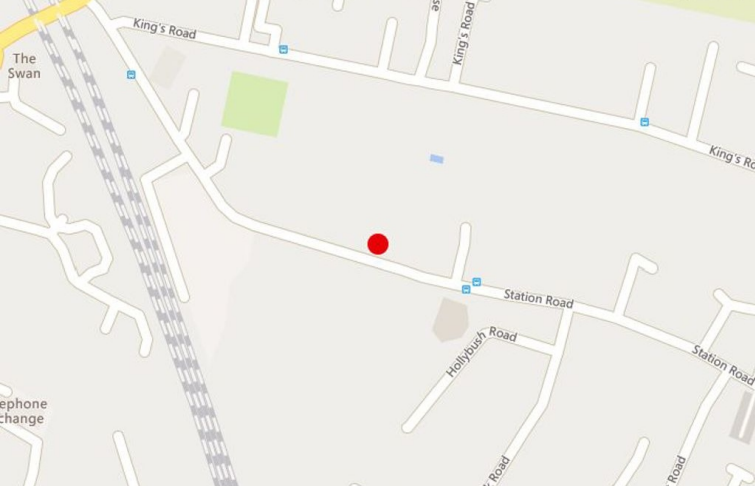


## Town Centre Signature Building

3 Station Road, Flitwick, Bedford, MK45 1JT

Contact: Joshua Parello or Hannah Niven  
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[eddisons.com](http://eddisons.com)





## Location

- This property is prominently positioned in Town Square, Flitwick, a key commercial area in the town centre. Situated directly opposite Flitwick Railway Station, it benefits from high footfall and excellent transport links, making it an ideal location for a variety of uses including, hospitality, leisure and retail.
- 4-miles from Junction 12 of the M1
- Access to the A507 is within 1 mile.
- Flitwick Mainline Railway Station is within walking distance.

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 Google Maps

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## Description

- An exceptional opportunity provided by Flitwick Town Council as the Landlords, awaits in the heart of Flitwick's Town Square with this striking former bank building, now presented in shell condition and ready for an ambitious restaurant, hospitality or leisure operator to create a landmark destination.
- This distinctive property offers a largely open-plan ground floor, providing a flexible canvas suited to a wide range of concepts including restaurant and bar operators, café culture, experiential leisure uses, boutique fitness studios, or other customer-facing ventures. A mezzanine-style first floor offers additional space that could accommodate further trading areas, private hire rooms, studio space or ancillary uses, subject to occupier requirements.

## Terms

The premises is available on a new fully repairing and insuring lease at a rent of £39,000 per annum exclusive.

## Accommodation (Net Internal Area\*)

Ground Floor	180.5 SQ M	1,943 SQ FT
First Floor	128.57 SQ M	1,384 SQ FT
Basement	37.16 SQ M	400 SQ FT
<b>Total</b>	<b>346.24 SQ M</b>	<b>3,727 SQ FT</b>

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

EPC: A-7

**Business Rates:** The rateable value is to be confirmed. For the rates payable please contact us or [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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