

TO LET

1,229 Sq Ft (114.17 Sq M)

- › Prominent corner position
- › Attractive return frontage located in a high footfall area surrounded by established business
- › Ground floor retail / commercial area with good natural light
- › Useful basement storage / ancillary accommodation



71 High Street
Bedford, MK40 1RZ

Contact: Joshua Parelo or Charlotte Beard
Tel: **01234 905128**
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

///fend.found.having

Google Maps

Click here



Description

- The property presents a welcoming return frontage with large display windows and generous ceiling heights, creating a bright and open trading environment ideal for retail, showroom, or professional service occupiers.
- Internally, the ground floor provides an open-plan sales area and useful basement area providing additional storage or workspace.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £35,000 per annum, exclusive of VAT.



Accommodation

Ground floor	80.45 SQ M	866 SQ FT
Basement	33.72 SQ M	363 SQ FT
Total	114.17 SQ M	1,229 SQ FT

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

EPC: The property has an EPC rating of D – 95

Business Rates: The rateable value is £29,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

JOSHUA PARELLO
[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

CHARLOTTE BEARD
[07990 048182 charlotte.beard@eddisons.com](mailto:charlotte.beard@eddisons.com)

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.