TO LET

359 Sq Ft (33.38 Sq M)



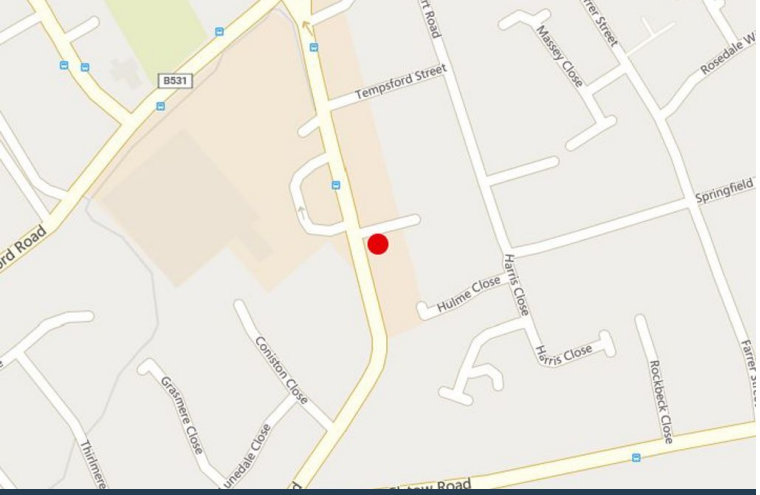
- Well-presented ground floor retail premises.
- Suitable for a variety of commercial uses, subject to the necessary consents.
- Double Frontage.
- Prominent Location.
- Available from the end of September.

18B Bunyan Road

Kempston, Bedford, MK42 8HL

Contact: Joshua Parello or Charlotte Beard
Tel: **01234 905128**
eddisons.com

BTG Eddisons







Location

- The property is situated in the centre of Kempston, which lies just south of Bedford.
- It is a central area within the town, providing access to local shops, services, and residential areas.
- Bedford has a main line railway service into London St Pancras within 42 minutes.
- Good access to the A421 Bedford Southern Bypass which links to the A1 and M1 Junction 13.

what3words
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Google Maps
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Description

- A well-presented, ground floor retail premises available within the heart of Kempston.
- Benefitting from double frontage in a prominent location.
- There are WC and kitchenette facilities.
- Variety of retail users welcome.
- This unit will become available from the end of September.

Terms

Available by way of a new IRI lease for a term to be agreed at a rent of £12,000 per annum exclusive. VAT is payable.

Accommodation (Net Internal Area*)

18B	**33.35 SQ M**	**359 SQ FT**
Total	**33.38 SQ M**	**359 SQ FT**

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

EPC: TBC

Business Rates: The rateable value is £7,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

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