TO LET

940 Sq Ft (87.33 Sq M)

- Attractive return frontage located in a high footfall area surrounded by established business
- Ground Floor Open Plan Retail / Commercial Area
- Located along Bedford High Street
- Rear Yard Access

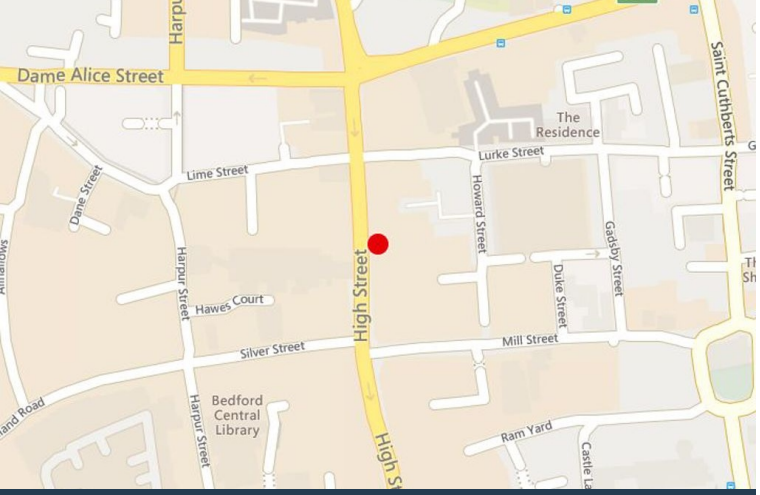


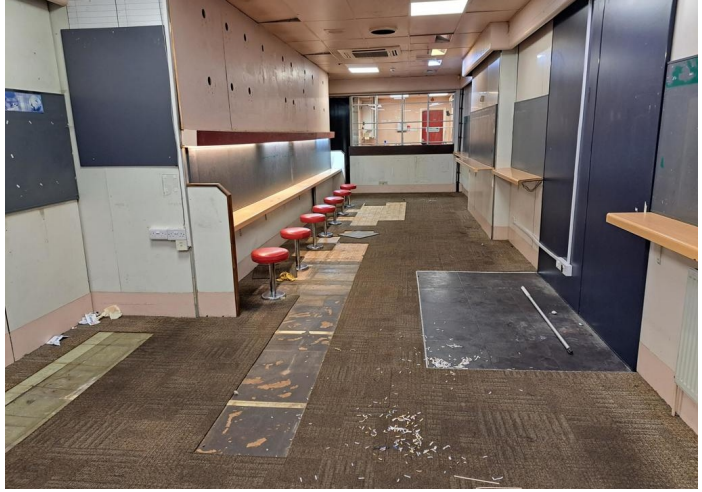
95 High Street

Bedford, MK40 1NE

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

BTG Eddisons







Location

- The property is located on Bedford High Street which forms part of the A6 and is one of the main roads running through the town north to south.
- The High Street benefits from high levels of footfall and nearby occupiers include a range of national and independent retailers.
- The property is also within walking distance of the bus station, train station and town centre car parks.

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Google Maps
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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 with yard access to the rear.
- A rent free period can be negotiated.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £15,000. VAT is not payable.

Accommodation (Net Internal Area*)

Ground Floor	**87.33 SQ M**	**940 SQ FT**
Total	**87.33 SQ M**	**940 SQ FT**

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

EPC: C-55

Business Rates: The rateable value is £14,250. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request.

Contact:

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