







TO LEASE Prominent Town Centre Retail / Office Premises With Parking



957 sq ft (88.91 sq m)

5-7 The Broadway, Bedford, MK40 2TJ

-  Bedford Town Centre approx. 0.3 miles
-  Immediate access to the A6
-  Bedford Railway Station approx. 0.9 miles
-  Open Plan Ground Floor Retail / Office Unit
-  Car Private Parking To The Rear
-  Leasehold: £10,000 per annum exclusive



Location

- The premises are situated in a highly visible location on the A6 just north of Bedford High Street



Description

- The premises comprise of a middle terrace office / retail unit occupying the entire ground floor
- There is access from the rear leading out to an area for off road parking accessed via Foster Hill Road.
- The property is traditionally constructed of brick beneath a slate roof and will require a degree refurbishment before occupation



Specification

- Double Fronted
- Self Contained
- Parking At Rear
- Main Road Location
- EPC Rating – D (82)



Floor Area (Net Internal Area)

Ground Floor: 88.9 sq m 957 sq ft

Areas quoted are approximate and should not be held as 100% accurate.



Terms

- Leasehold: £10,000 per annum exclusive
- VAT: TBA
- Available to lease on new terms and incentives available subject to negotiation



Business Rates

- Rateable Value: Ground Floor £11,750

Interested parties are advised to make their own enquiries.



Viewing

Nathan George

01234 905134

nathan.george@kirkbydiamond.co.uk

Andrew Clarke

01234 905130

andrew.clarke@kirkbydiamond.co.uk



Misrepresentations Act:

Kirkby & Diamond for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties 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. No person in the employment of Kirkby & Diamond has any authority to make or give any representation or warranty whatever in relation to this property.



the mark of
property
professionalism
worldwide

