



louchshacklock
and partners LLP

01908 224 760
www.louchshacklock.com



23-27 HIGH STREET | BEDFORD | MK40 1RY

PROMINENT RETAIL PREMISES TO LET

6,903 sq ft (641.29 sq m)

- Prominent high street retail unit available within the centre of Bedford
- Double frontage
- Air conditioned
- Rear loading area
- WC / kitchen facilities
- Significant basement storage
- Alternative uses STPP



Location

The unit sits prominently on the high street in the centre of Bedford, opposite St Pauls Square and close to the town centre amenities. Bedford provides immediate access to the A6 and A421 with the M1 only 8 miles away. Bedford Train Station provides services to St Pancras with journey times of approximately 40 minutes. Car parking is provided by several multi-storey car parks in the immediate vicinity.

Description

The unit comprises a double open plan retail space on the ground floor with additional storage provided in the basement. Rear loading is provided via a communal yard. To the rear of the unit are staff welfare facilities including WCs and a staff room. The unit is currently configured in an open plan layout but could be suitable for additional partitioning. Alternative uses subject to planning permission could also be considered.

Lease Terms

The property is available by means of a new full repairing and insuring lease for a term to be agreed.

Rent

£65,000 pa exclusive payable quarterly in advance.

Business Rates

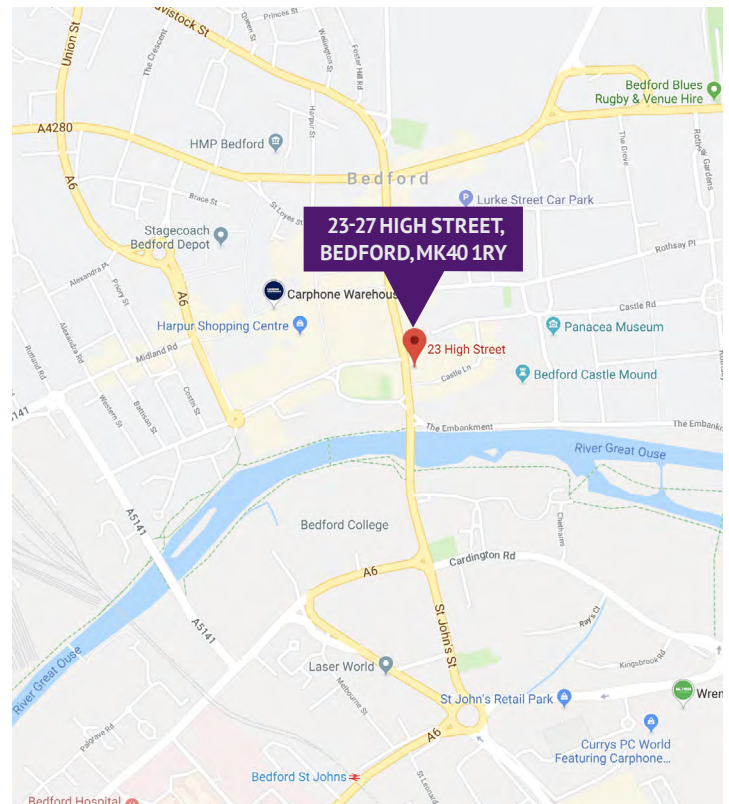
Partis House	Rateable Value (2017)	Estimated Rates Payable (2019/20)
Unit 23-27 High Street	£61,000	£30,744

Floor Areas

	Net Internal floor area (m ²)	Net Internal floor area (sq ft)
Ground Floor	367.33	3,954
Basement	273.96	2,949

Energy Performance Certificate

The property has an EPC Asset Rating of [To Be Confirmed].



Viewing and further information:

Chris McClure



DDI: 01908 224767

chris@louchshacklock.com