

TO LET

422 Sq Ft (39.2 Sq M)

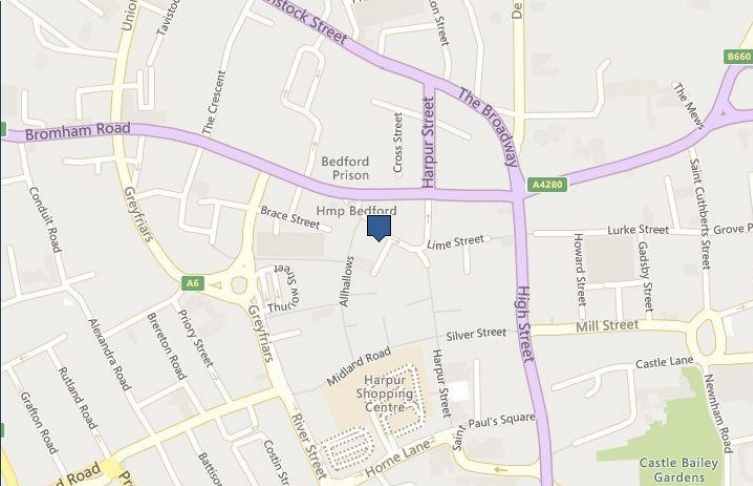
- › Town centre location.
- › Offered in a refurbished condition.
- › Suitable for a variety of uses.



24 St. Loyes Street
Bedford, MK40 1EP

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





Location

- Situated in the heart of Bedford town centre, 24 St Loyaes Street enjoys a highly convenient position just moments from the pedestrianised High Street, offering an excellent selection of shops, cafés, restaurants, and everyday amenities.
- Bedford Bus Station is just a short walk away, while Bedford Railway Station is within easy walking distance, providing fast and regular services to London St Pancras International and beyond, making the property ideal for commuters.



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Description

- This previously double fronted unit has been split to provide option for two smaller units
- A well-presented ground floor retail unit suitable for a variety of occupiers,retailers, service line industry or other uses, subject to relevant planning permission.
- An ideal opportunity for a new or expanding business, offering an attractive and manageable trading space with excellent potential.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £9,500 . VAT is not payable

Accommodation (Net Internal Area*)

Ground Floor	39.2 SQ M	422 SQ FT
Total	39.2 SQ M	422 SQ FT

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

EPC: D 85

Business Rates: The rateable value is £7,700.
For the rates payable please contact us or www.voa.gov.uk

Contact:

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

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

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