

TO LET

741 Sq Ft (68.84 Sq M)

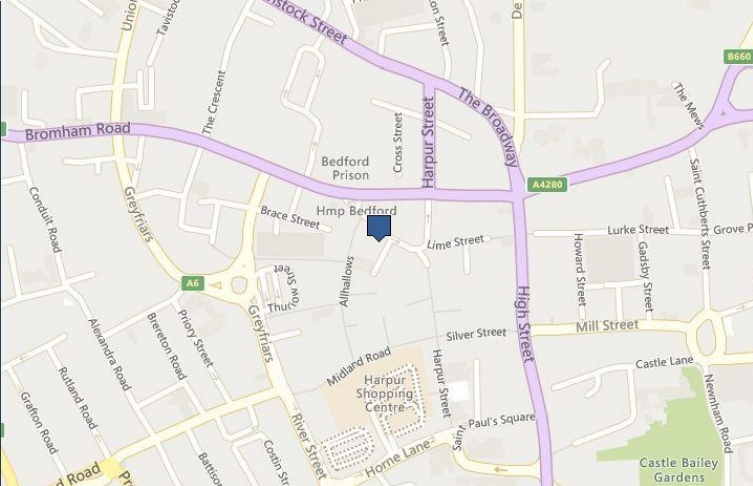
- › Town centre location.
- › Offered in a refurbished condition.
- › Suitable for a variety of uses.



22 St. Loyes Street
Bedford, MK40 1EP

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





Location

- Situated in the heart of Bedford town centre, 22 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

- A well-presented ground floor retail unit suitable for a variety of occupiers, including beauticians, hair and nail salons, boutiques, or specialist retailers (subject to any necessary consents).
- Benefiting from a central location with good levels of passing footfall and excellent accessibility to surrounding amenities and transport links.
- 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 £12,500.
VAT is not payable



Accommodation (Net Internal Area*)

Ground Floor	31.96 SQ M	344 SQ FT
Basement	30.29 SQ M	326 SQ FT
Total	68.84 SQ M	741 SQ FT

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

EPC: EPC Rating – D 85

Business Rates: The rateable value is £10,000.
For the rates payable please contact us or www.voa.gov.uk

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