





To Let

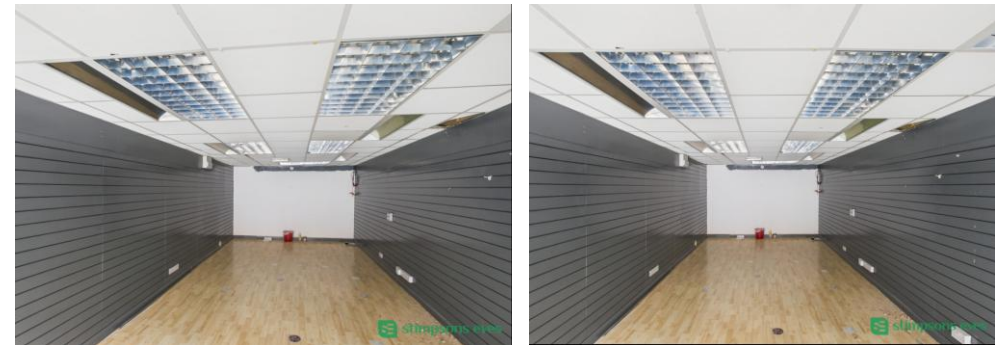
8-10, Lime Street, Bedford, MK40 1NH

 £10,000 per annum

 386 sq ft Approx

 The Property offers ground floor retail accommodation within an established commercial parade in the heart of Bedford town centre. The unit extends to approximately 386 sq ft and is available in shell condition, allowing occupiers to fit out the space to suit their requirements.

 The premises are classified under Use Class E, making them suitable for retail, professional, medical, or service-based uses. The accommodation benefits from good frontage onto Lime Street and access to shared WC and kitchen facilities, providing a practical and flexible opportunity for town centre occupiers.



8-10, Lime Street, Bedford, MK40 1LD

Location

The Property is situated within Bedford town centre, close to the High Street and surrounding retail and office occupiers. The property is within walking distance of Bedford Railway Station, providing direct services to London St Pancras International. The A6 and A421 offer convenient access to the A1 and M1 motorway networks.

Terms & Tenure

Rent and lease length available upon application. Incentives may be considered subject to covenant strength and lease term.

Accommodation

Commercial accommodation extending to approximately 374 sq ft to 587 sq ft. The layout provides flexible space suitable for a variety of office, retail, medical or leisure uses (subject to planning).

Rates

Rateable Value is £12,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is D

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:



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