

TO LET

2,659 Sq Ft (247.02 Sq M)

- Large Open Plan Retail Unit
- Town Centre Location
- Separated on Ground and First Floor



2A Lurke Street

Bedford, MK40 3HY

**>D Kirkby
Diamond**

Part of **Eddisons**

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kirkbydiamond.co.uk



LOCATION

- Lurke Street, Bedford is located just off the High Street within Bedford Town Centre.
- Within walking distance of Bedford Railway Station.
- Multi-Storey Car Park Opposite.

 what3words

///vibes.crowds.pram

 Google Maps

Click here



DESCRIPTION

- A centrally located and substantial retail premises neighbouring Lidl's in Bedford Town Centre.
- The property also benefits from first floor storage/ancillary space.
- Lurke Street multi-storey car park is adjacent to the unit.
- Suitable for a variety of uses including retail, leisure, hospitality, subject to planning.

TERMS

The property is available by way of assignment of an existing 10-year lease, expiring in May 2028 at a rent of £24,000 per annum.

Alternatively, the landlord is open to negotiations of a new lease on terms to be negotiated.

ACCOMMODATION (Net Internal Area*)


Unit 2A	247.02 SQ M	2,659 SQ FT
Total	247.02 SQ M	2,659 SQ FT

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

EPC: C-62

Business Rates: The Rateable Value is £18,000 per annum exclusive. For the rates payable, please contact www.voa.gov.uk

CONTACT:

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