






To Let

Units 1, 2 & 3, Claire Court, Lime Street, Bedford, MK40 1NH

-  From £695 per calendar month for each unit
-  From 172 sq ft – 277 sq ft (16 – 25.81 sq m)
-  Choice of 3 separate ground floor retail/commercial units benefiting for Use Class E, located in Bedford town centre.
-  The property is offered in shell condition, providing flexibility for tenant fit-out (subject to planning). The units also benefit from access to communal WC and kitchen facilities.
-  Suitable for small-scale retail or service-based businesses seeking a central town location.



Units 1 2 & 3 Claire Court, Bedford, MK40

Location

Situated within Bedford town centre. The property benefits from close proximity to local amenities and Bedford High Street, with strong connectivity via the A6 and A421 providing access to the A1 and M1. Bedford Railway Station offers direct services to London St Pancras International, supporting commuter and regional access.

Terms & Tenure

The premises are to be let on new terms to be agreed at rents from £695 per calendar month per individual unit.

Accommodation

Unit 1	277 sq ft	25.81 sq m
Unit 2	221 sq ft	20.58 sq m
Unit 3	172 sq ft	15.97 sq m

Rates

Rateable Value Unit 1 - £6,100. Unit 2 - £5,100. Unit 3 - £4,750. 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 B

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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