




To Let

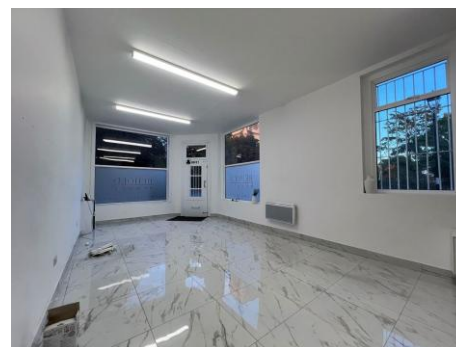
Bromham Road, Bedford, MK40 2QG

 £15,000 Per Annum

 936 Sq Ft / 86.95 Sq M

 The property is a well-presented ground floor Class E unit extending to approximately 936 sq. ft., offering versatile space ideal for retail, office, professional services, or health and well being providers. The premises feature a bright open-plan layout, modern flooring, kitchen area, W/C, basement storage, and full utility connections.

 The property is in good condition throughout, offering an excellent opportunity for businesses seeking a professional and accessible trading base. It's corner positioning maximizes visibility to passing traffic and pedestrians, while the flexible internal arrangement provides scope for branding and tailored fit-out to suit occupier requirements.





Bromham Road, Bedford, MK40 2QG

Location

The property is exceptionally well located, benefitting from strong transport connections via the A4280, A6, and A421, with the M1 (J13) easily accessible for regional and national travel. Bedford train station is within a 10-minute walk, providing fast and frequent services to London St Pancras International. The surrounding area offers a wide range of local amenities, including shops, cafes, and banks, all within easy walking distance.

Terms & Tenure

The premises are available to let at a rental of £15,000 per annum exclusive.

Accommodation

Ground Floor (Retail) - 936 Sq ft (86.95 Sq M)

EPC

The EPC rating for the property is D.

For further information
please contact:

01234 341311

Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

Rates

Rateable Value £5,400. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

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:

Alisha Fhalora alisha.fhalora@stimpsonseves.co.uk