



## Business Sale


### 66 High Street, Bedford, MK40 1NT

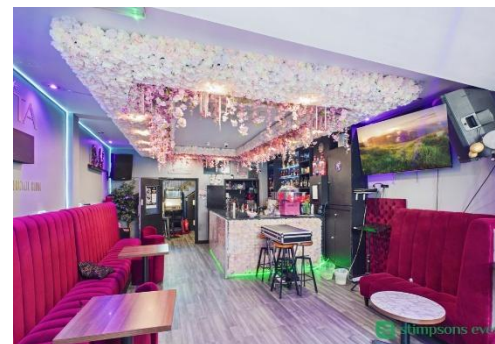
 £23,500 per annum - Leasehold

 £75,000 Premium - Business for Sale

 2,300 Sq Ft / 213.67 Sq M

 This standout business sale, offers a rare chance to acquire a thriving hospitality venue across 3 floors in a bustling town centre spot. Enjoying excellent footfall and high visibility, the multi-level setup includes spacious open-plan trading areas, fully fitted bars, DJ booths, and VIP spaces and rooftop bar, perfect for nightlife and hospitality success.

 Ideally suited to seasoned operators, it comes with established licences, efficient back-of-house facilities, and flexible dual trading zones for maximum appeal. The sale covers the business only, with leasehold occupation of the premises, ensuring a seamless handover and strong revenue potential



**66 High Street, Bedford, MK40 1NT**

## Location

The Property is centrally positioned with excellent connectivity. Bedford Railway Station provides direct access to London, while nearby bus routes and road links via the A6, A421, and M1 motorway connect to Milton Keynes and Cambridge.

## Terms & Tenure

The property is offered on a new sublease basis at a rental of £23,500 per annum. Terms to be agreed.

## Accommodation

2,300 Sq Ft / 213.67 Sq M

## Rates

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

For further information  
please contact:

01234 341311

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

## EPC

The EPC rating for the property is E

## 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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