



RESTAURANT TO LET IN BEDFORD

**19-21 HIGH STREET, BEDFORD,
MK40 1RN**

SUBJECT TO VACANT POSSESSION



Location:

The subject property occupies a prominent corner position on Bedford High Street, adjacent to St Pauls Square. Nearby leisure occupiers include McDonalds, Nando's and Slug & Lettuce.

Bedford Station (National Rail) is located a short walk away.

Accommodation:

The unit is arranged over Ground Floor and Basement only, and has the following approximate net internal areas:

Ground Floor: 1,545 sq. ft. (143.53 m²)

Basement: 575 sq. ft. (53.42 m²)

Use:

The retail premises benefit from Class E planning consent.

Alternative uses may be considered subject to planning.

Rent:

£35,000 per annum exclusive.

Lease:

The premises are available by way of a new lease with terms to be agreed.

Rates:

Interested parties are advised to make their own enquiries directly with the Local Authority.

Legal Costs:

Each party to bear their own legal costs.

Viewings:

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Location Map:

