

TO LET

Highly visible retail unit  
within Bedford town centre



**66B Bromham Road**  
Bedford MK40 2QH



# TO LET- 66B Bromham Road, Bedford, MK40 2QH



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MK40 2QH**



A great opportunity to lease this superbly located retail shop unit on the popular and busy Bromham Road in Bedford town.

- Highly visible location
- On desirable established retail street
- Modern shop frontage
- Vacant possession



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## Location

The property is situated in a prominent location on Bromham Road facing onto Greyfiers in Bedford with other retailers including various convenience stores, public houses and fast food outlets in the immediate vicinity.

Bedford, the county town of Bedfordshire is situated approximately 10.5 miles from junction 13 of the M1 and within approximately 9 miles of the A1.

The Bedford southern bypass, the A421, provides a direct link to the A1, junction 13 of the M1 and Milton Keynes. The Bypass also links with the A603, A600 and the A6 southbound to Luton.

## Description

The property is ground floor lock up retail unit to the rear and adjacent to established parades of commercial and retail properties.

The modern shop frontage opens into a largely open plan retail space that will accommodate a range of uses.

WC and kitchen facilities can be found at the rear of the property. There is a possibility of increasing the size of the unit by incorporating space current used as storage (not included in the accommodation below). This will be subject to further negotiation.

## Accommodation

Floor	Sq M	Sq Ft
Ground	37.8	407



## Business Rates

The property has a current rateable value of £4,850.  
2021/2022 Rates Payable 49.1 p in the £

## Guide Rent

The property is available to let on new lease terms at an asking rent of £7,200 per annum.

## VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). In this instance it is confirmed that there is no VAT applicable on this property.

## Services

It is understood that mains electricity and water are connected. The tenant is responsible for all services directly with the supplier.

## Viewings

Strictly by prior arrangement with the agent.

## EPC

Energy Performance Rating of E-102

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## Please Note

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Particulars dated June 2021  
Photographs dated: June 2021

