

TO LET

688 Sq Ft (63.92 Sq M)

- Available immediately on flexible terms and fitted out as a hairdressers
- Affordable rent and no premium
- Self contained with own High Street entrance and space over the first and second floors
- Ideal for continued hairdressing / beautician use



105A High Street

Bedford, MK40 1NE

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eddisons.com





Location

- The property is located on Bedford High Street in the centre of town benefiting from high levels of footfall and visibility
- Nearby occupiers include Natwest Bank, Barclays Bank, JD Sports and a variety of other independent and national retailers.
- The High Street forms part of the A6 which is one of the main roads running from north to south across the town and links up with the A428 which in turns feeds through to the A1 at the Black Cat roundabout and the M1 at Junction 13.
- The bus station and train station are within walking distance and there are several nearby car parks

 what3words

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 Google Maps

[Click here](#)

Description

- The property comprises a self contained and fully equipped hair salon with private entrance from the High Street and versatile space over first and second floors
- The first floor comprises two separate areas with workstations, dryers and fitted basins with adjacent Kitchen and WC facilities.
- The second floor comprises separate areas which would make ideal treatment rooms and a staff room.
- The space is heated by a gas to radiator central heating system and there is lighting and electrical sockets throughout the property.

Terms

Available by way of a new lease on flexible terms to be agreed at a rent of £6,240 per annum (£120 per week). VAT is not payable on the rent.

Accommodation

Total	63.92 SQ M	688 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: D-82

Business Rates: The Rateable Value is £6,600 per annum exclusive. For the rates payable, please contact www.voa.gov.uk

Contact:

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