



Former Bedford Arms, 2 Bromham Road  
Bedford, MK40 2QA



# TO LET – Former Bedford Arms, 2 Bromham Road, Bedford MK40 2QA



## The Bedford Arms



The former popular Bedford Arms public house has been a staple destination in the Town Centre for generations. There is now the opportunity to occupy the front, ground floor space of the

### Summary:

- Prominent Town Centre position.
- Roadside exposure and footfall.
- Multi Storey Car park nearby.
- A1 & A2 retail use, other uses will be considered but not to be a public house.



### Key features



Town Centre Location



To Let



Gross Internal Area - 621 sq ft



EPC rating - C



Rateable Value - £TBC



Guide Rent- offers in excess of £14,000 per annum



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## Location

This premise is located on the prominent corner of Bromham Road and Gwyn Street in the centre of Bedford Town, benefiting from the excellent roadside exposure and footfall from the nearby multi storey car parks.

Bedford, the county town of Bedfordshire, is situated approximately 10 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.

The A6 is approximately 2 miles west and is a major road link to Bedford and Luton with the A421 being approximately 2.5 miles away.

## Description

The former popular Bedford Arms public house has been a staple destination in the Town Centre for generations.

There is now the opportunity to occupy the front section of the refurbished ground floor space for retail, however other uses will be entertained.

The property comprises of an open plan ground floor space with access to a basement area measuring approximately 321 sq ft. A W.C cubicle is located to the rear of the premises.

## Accommodation

Floor Area (Net Internal Area):  
Ground Floor = 621 sq ft (58 sq M)  
Basement - 321 sq ft (30 sq m)

## Tenure

The property is to let at an asking rental of £14,000 per annum exclusive.

## Business rates

The property has been partitioned and as a result will be re-assessed.  
For details of the actual business rates payable and any relief's that may be applicable please contact Bedford Borough Council.

## Services

Mains electricity and water are available, however, we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

## EPC

The property has an Energy Performance Rating of 66 - Band C , a copy of the report is available upon request.

## VAT

All prices are stated exclusive of VAT under the Finance Act 1989. Accordingly interested parties are advised to consult their professional advisors as to their liabilities, if any. It is our understanding that VAT is applicable on this letting.

## Viewings

Strictly by prior appointment

Please note: Fisher German LLP and any Joint Agents give notice that:

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