



84 Bedford Road, Kempston
Bedford MK42 8BB

To Let - 84 Bedford Road, Kempston, Bedford MK42 8BB



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An excellent opportunity to acquire this ground floor unit with A3 restaurant/ cafe use on the busy and popular Bedford Road in Kempston, Bedford.

- Recently refurbished ground floor
- On desirable retail street
- Opposite the popular Addison Park



Mathew Brandon



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Approximate Travel Distances



Locations

- J13 of the M1 - 9 miles
- A421- 1 mile

Sat Nav Post Code

- MK42 8EP

Location

The property is situated in a prominent location on Bedford Road, Kempston with other retailers including the various convenience stores, public houses and restaurants in the immediate vicinity. The property is ideally located for all of the Kempston's amenities including schools with the ever popular Addison Park which lies opposite the property.

Transport links include excellent access to the A421 bypass linking to both the A1 and M1 and Milton Keynes and for people commuting by train, Bedford Station linking to St Pancras lies approximately 2 miles away.

Description

Recently refurbished to an extremely high quality, this ground floor premises has the benefit of an A3 restaurant / cafe. Presenting a fantastic opportunity to let a prime retail unit.

The inviting traditional shop front leads to an open plan dining/ retail space with male, female and disabled Wcs. As a result of the recent refurbishment, the property now offers an excellent shop frontage, with sunken lighting and storage to the rear of property.



Nearest Stations

- Bedford



Nearest Airports

- London Luton

Accommodation

Floor	Sq M	Sq Ft
Ground	84.7	912

Asking rent

£15,000 per annum exclusive

Business Rates

Rateable Value £TBC
Rates Payable £TBC

2019/2020 Rates Payable 49.1p in the £

Services

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

Anti - Money Laundering

The successful tenant will be required to submit information to comply with Money Laundering Regulations.

EPC

Energy Performance Rating C (66)

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



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