

**TO LET**



**213 Bedford Road, Kemspton, Bedford, MK42 8DL**

**667 SqFt (62.0 SqM)**

**£25,000 Per Annum Exclusive**

- Currently Undergoing Refurbishment
- New Shop Front To Be Installed
- Ground Floor Retail Unit
- WC & Kitchen Facilities
- Allocating Parking

## Location

The premises are located on Bedford Road Kempston. Good access to the A428 and the A421 Bedford Southern Bypass which links to the M1 and A1.

## Description

Prominent retail unit situated within a well-known and busy retail parade in the centre of Kempston. Retail accommodation arranged over the ground floor. Neighbouring occupiers include Tesco Express, Subway and KFC.

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £25,000 per annum exclusive.

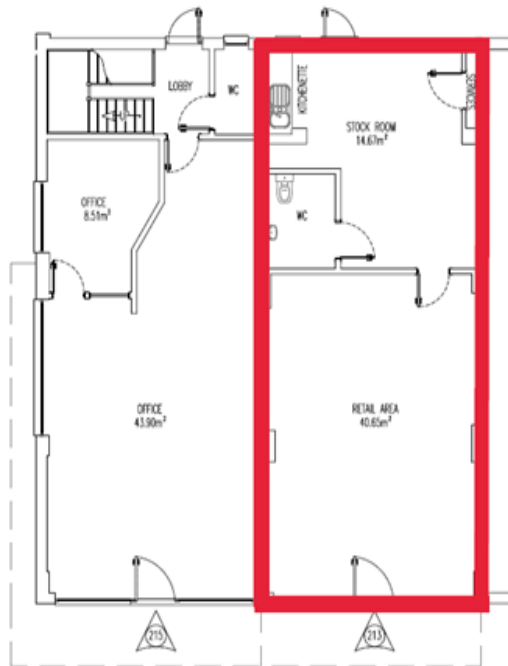
## VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

## Business Rates

Rateable Value – £TBC

Interested parties are advised to contact the relevant Local Authority.



## Accommodation

Former Lloyds Bank premises undergoing refurbishment including a new shop front, WC and kitchen.

Comprising retail areas with parking for 4 cars at the rear. Suitable for a range of users subject to planning.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. M	Sq. Ft
Ground Floor	62.0	667
<b>Total</b>	<b>62.0</b>	<b>667</b>

Areas quoted are approximate and should not be held as 100% accurate.

## EPC

TBC

## Viewings

For viewings and further information please contact:

### Chandan Teji

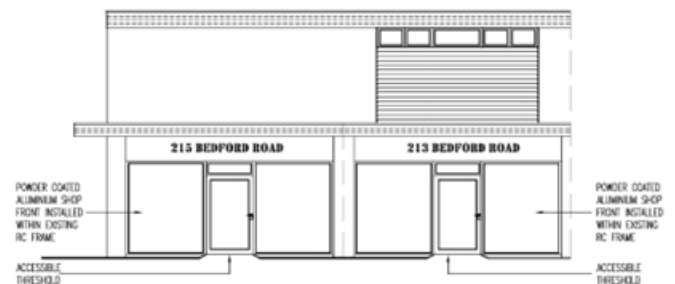
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