

TO LET Restaurant/Café with Residential Accommodation



539 sq ft (55.10 sq m)

29 Commercial Road, Bedford, MK40 1RB



Bedford Town Centre
approx. 0.2 miles



Good access to the A6 and
A421 Bedford Bypass



Bedford Railway Station
approx. 0.2 miles



Ladies & Gents WC
Facilities, Kitchen Facilities,
First Floor Residential
Accommodation



Leasehold: £11,000 per
annum exclusive



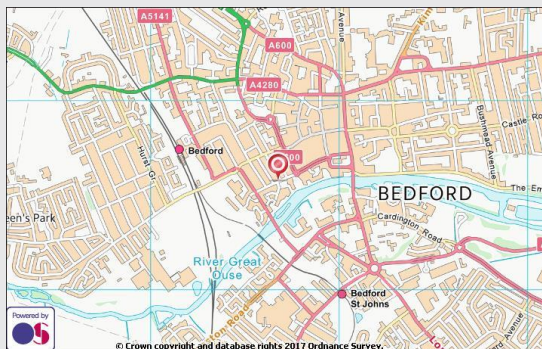
Location

- The property is situated on Commercial Road close to Bedford Town Centre and Railway Station.
- Good access to the A428 and A6.



Description

- A self contained ground/first floor unit
- Residential accommodation to upper parts
- Planning for Restaurant/Café with other retail uses viable
- Public Car Park/On Street Pay and Display within walking distance.



Specification

- Modern Retail Unit
- Versatile Accommodation
- Glazed Frontage
- External/Covered Seating Area
- Residential Accommodation to Upper Parts
- EPC Rating – C (64)



Floor Area (Net Internal Area)

The property has been measured in accordance with the RICS Property Measurement 1st Edition

Total: 55.10 sq m 539 sq ft
(plus First Floor Residential)

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



Terms

- Leasehold: £11,000 per annum exclusive
- Service charge: TBC
- VAT: Applicable at the appropriate rate



Business Rates

- Current Rateable Value: £3,850

Interested parties are advised to make their own enquiries.



Viewing

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