

**fisher
german**

38 The Broadway

Bedford, MK40 2TH

Leasehold

Restaurant

871 Sq Ft (80.91 Sq M)



To Let | £15,000 pa



Amenities



Utilities



Business Rates



Retail



Town Centre
Location



EPC: D - 100



Transport Links

38 The Broadway

871 Sq Ft (80.91 Sq M)

Description

38 The Broadway is a ground floor commercial takeaway restaurant premises that has undergone significant refurbishment in the last 12 months and is now available on new lease terms.

The unit has a traditional double bay fronted shop window leading to an open plan dining area with steps up to a new bar and counter.

Customer WCs are located in the bar and counter area. To the rear of the unit is the open plan kitchen with several cooking stations and extraction over. There is a rear exit to bin storage.



Location

The property is situated in a highly visible roadside location on The Broadway in Bedford town centre.

Bedford, the county town of Bedfordshire, is situated approximately 11 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.

Accommodation

Description	Sq Ft	Sq M
38 The Broadway	871	80.91

Locations

M1: 10 miles

A1: 9 miles

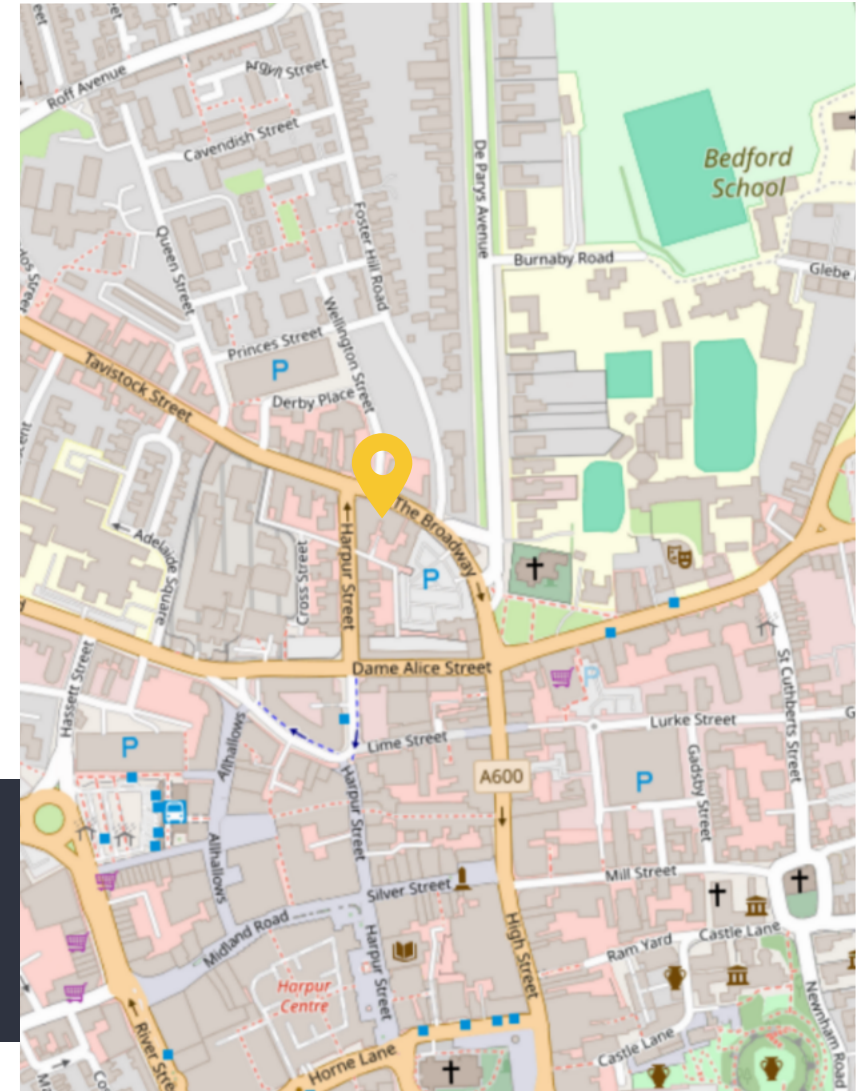
Milton Keynes: 18 miles

Nearest station

Bedford: 1 mile

Nearest airport

London Luton: 28 miles



Further information

Lease Terms

This property is available to let by way of a new lease on terms to be agreed at a rent of £15,000 per annum.

Business Rates

Rateable Value £12,750
Rates Payable £6,502.50

2026/2027 Rates Payable 0.512p in the £.

Occupiers will be responsible for paying business rates directly to the local authority.

EPC

The EPC rating is D 100.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The current permitted uses of the site fall within use class E of the Town and County planning order updated from the 1st September 2020.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

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

VAT

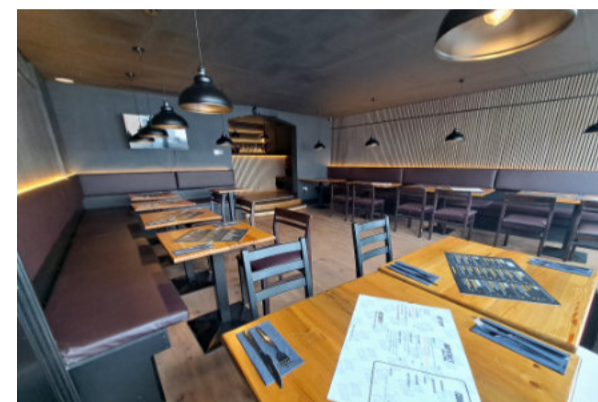
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: 38 The Broadway, Bedford, MK40 2TH
What3words: ///scam.begin.cycles



Contact us

Viewings by appointment only.

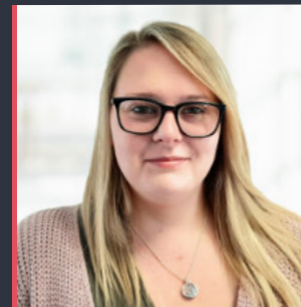
To arrange a viewing, please contact:



Mathew Brandon

07584 473 769

mathew.brandon@fishergerman.co.uk



Kerry Ward

07929 658 084

kerry.ward@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated June 2026. Photographs dated June 2026.



This brochure is fully recyclable