

# 36 St Loyes Street

Bedford, MK40 1EP

Leasehold  
Retail Premises

740 Sq Ft (68 Sq M)





## 36 St Loyes Street

740 Sq Ft (68 Sq M)

### Description

This is a prominent ground floor retail shop unit in the popular St Loyes Street in the heart of Bedford town centre.

The traditional shop frontage opens into a mainly open plan retail space with a tiled floor and exposed beams to the ceiling.

### Amenities



Town Centre  
Location



Kitchen



Utilities



Pedestrian  
Access



Floor Space



Transport  
Links

The unit narrows toward the rear of the shop leading to a kitchen area and WC. Although the shop's history has been as a male barbers, the space is versatile and would suit a variety of operators.

## Location

Bedford, the county town of Bedfordshire, is situated approximately 10.5 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.

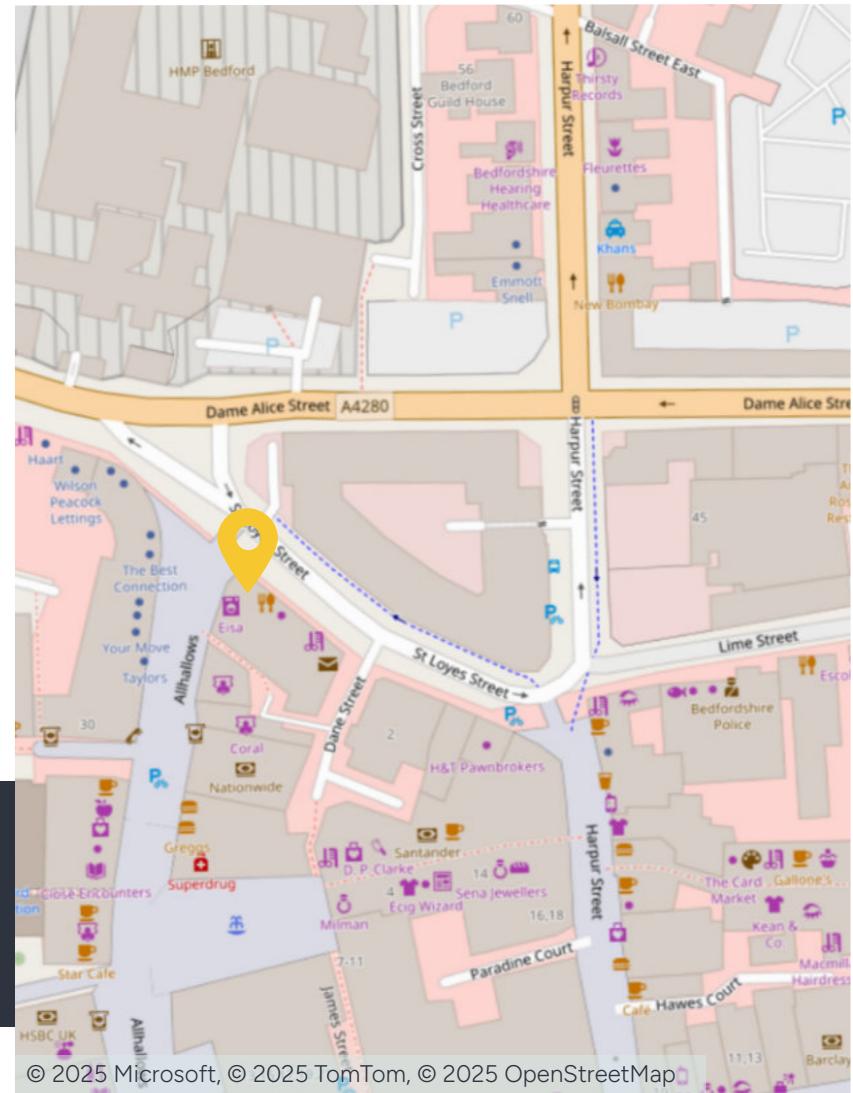
St Loyes Street is a bustling and vibrant area located in the heart of Bedford. The street is easily accessible by public transport, with a bus and train station nearby.

## Accommodation

| Description        | Sq Ft | Sq M |
|--------------------|-------|------|
| 36 St Loyes Street | 740   | 68   |

**Locations**  
M1: 14 miles  
A1: 18 miles  
Milton Keynes: 17 miles

**Nearest station**  
Bedford: 1 mile  
**Nearest airport**  
London Luton: 28.7 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 £12,000 per annum.

### Business Rates

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

Rateable Value: £8,100

2026/2027 Rates Payable 49.9p in the £.

### 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 & Country planning order, updated from the 1<sup>st</sup> September 2020.

### Legal Costs

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

### EPC

The EPC rating is C.

### 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: 36 St Loyes Street, Bedford, MK40 1EP

What3words: ///filer.sake.rots



# Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



**Mathew Brandon**

01234 639 442

[mathew.brandon@fishergerman.co.uk](mailto:mathew.brandon@fishergerman.co.uk)



**Kerry Ward**

01234 827 114

[kerry.ward@fishergerman.co.uk](mailto: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 January 2026. Photographs dated July 2023/January 2026.