

**fisher
german**

36 St Loyes Street

Bedford, MK40 1EP

Leasehold
Retail Premises

740 Sq Ft (68 Sq M)



To Let | £12,000 pa



Amenities



Town Centre
Location



Kitchen



Utilities



Pedestrian
Access



Floor Space



Transport
Links

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.

The unit narrows toward the rear of the shop leading to a kitchen area and WC. Although the shops 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.

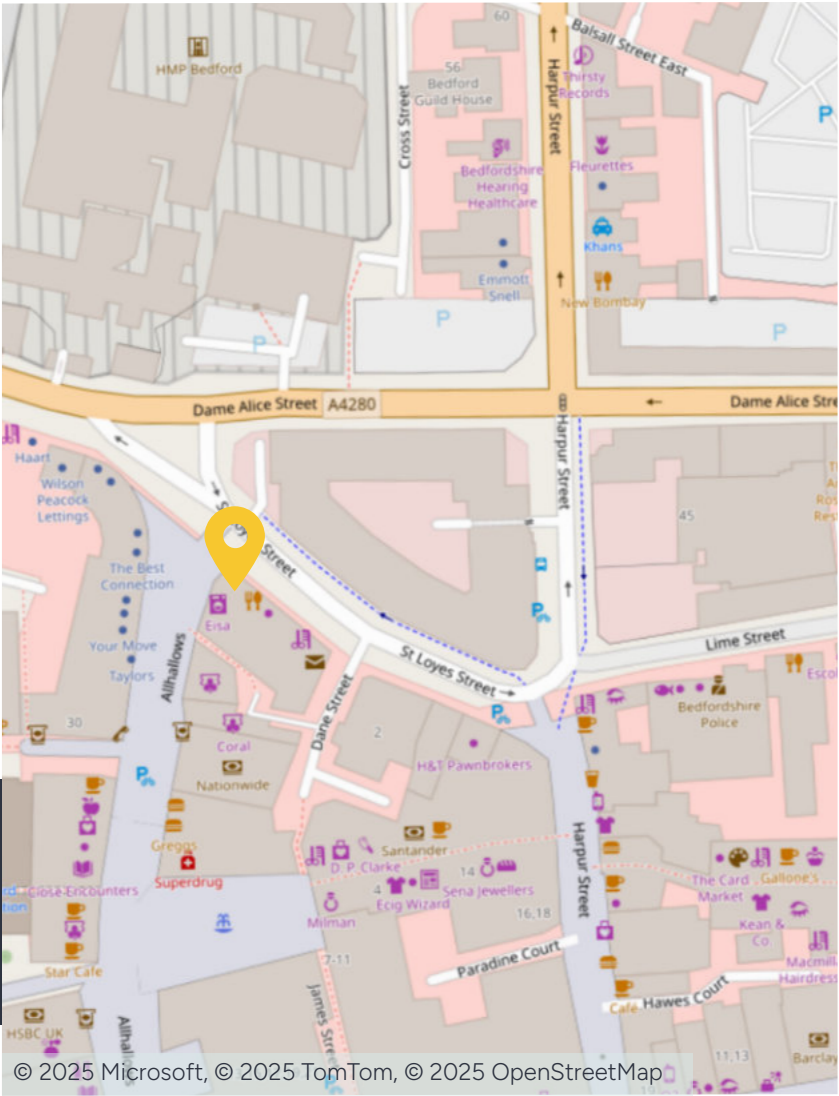
Accommodation

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 1st 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.rests



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated January 2026. Photographs dated July 2023/January 2026.



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