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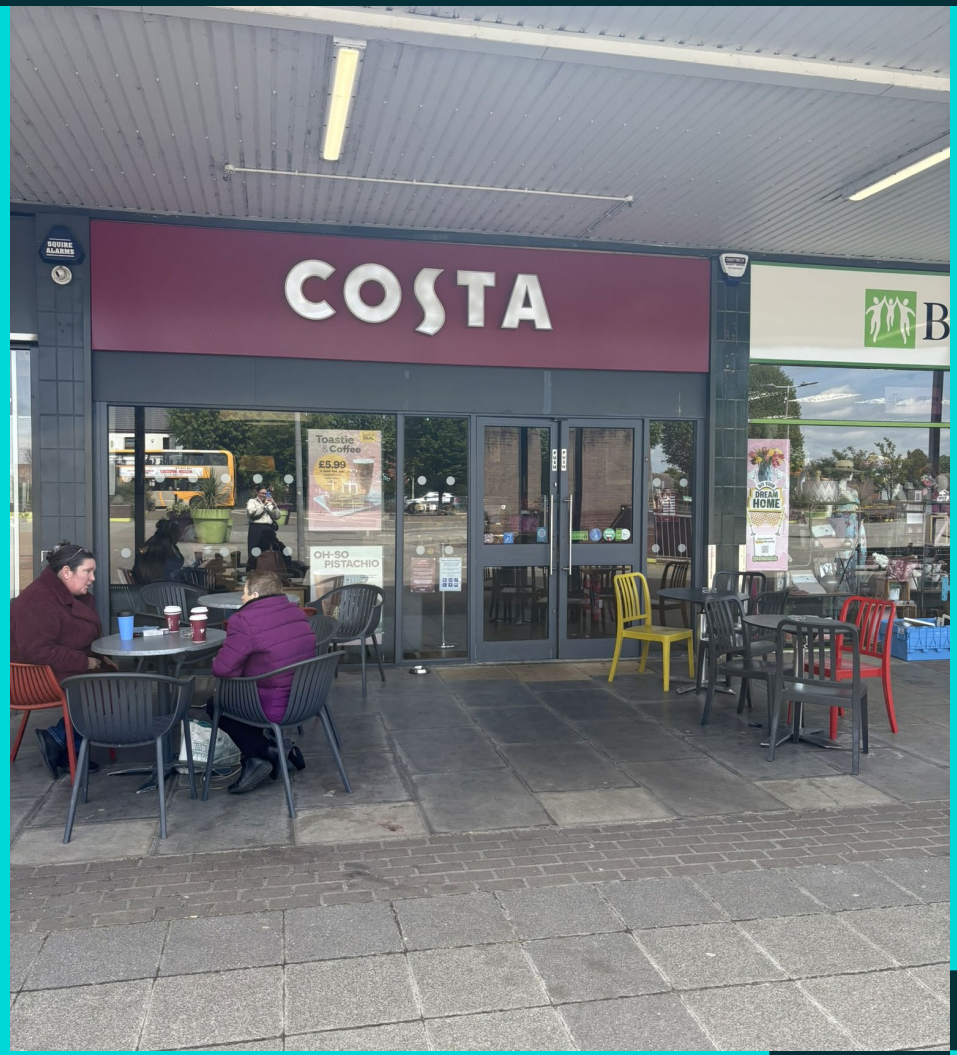
TO LET
Retail Unit

Bedford

Unit 2, Saxon Centre
Kempston Road, Bedford
MK42 8AY

Key information

- Adjacent to Sainsbury's Supermarket, Dominos, Barnados and Betfred.
- Planning Use Class E
- Size – 1,657 sq ft
- Quoting rent £20,000 per annum



Subject to Vacant Possession

Staff Unaware

Contact
Ella Traynor – 07958 028 582
ella.traynor@rapleys.com

Location

The Saxon Centre is prominently located in Bedford, forming part of the town's established retail and leisure offer. The area benefits from strong pedestrian footfall and a diverse mix of national and independent retailers, such as Sainsbury's, Betfred, Dominos, Barnados which create a vibrant trading environment. The scheme also benefits from an underground public car park.

Bedford Railway Station is within walking distance, providing direct services to London St Pancras International and other regional destinations. The town also benefits from excellent road connectivity via the A428, A421 and nearby M1, offering convenient access to Milton Keynes, Cambridge, Northampton and the wider South East.

Accommodation

The premises are arranged over ground floor only providing the following approximate internal floor areas:-

Floor	Sq m	Sq ft
Ground	153.9	1,657
Total	**153.9**	**1,657**

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms

Available by way of a new sublease with terms to be agreed.

Tenure

Quoting Rent £20,000 per annum.

Business Rates

We are advised that the Business Rates are as follows:

Business Rates	£16,750
UBR	£0.382
Rates Payable	£6,398.50

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Energy Performance Rating

Energy Performance Asset Rating B-29. Please make contact for further details. A certificate can be made available.

Legal Costs

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

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

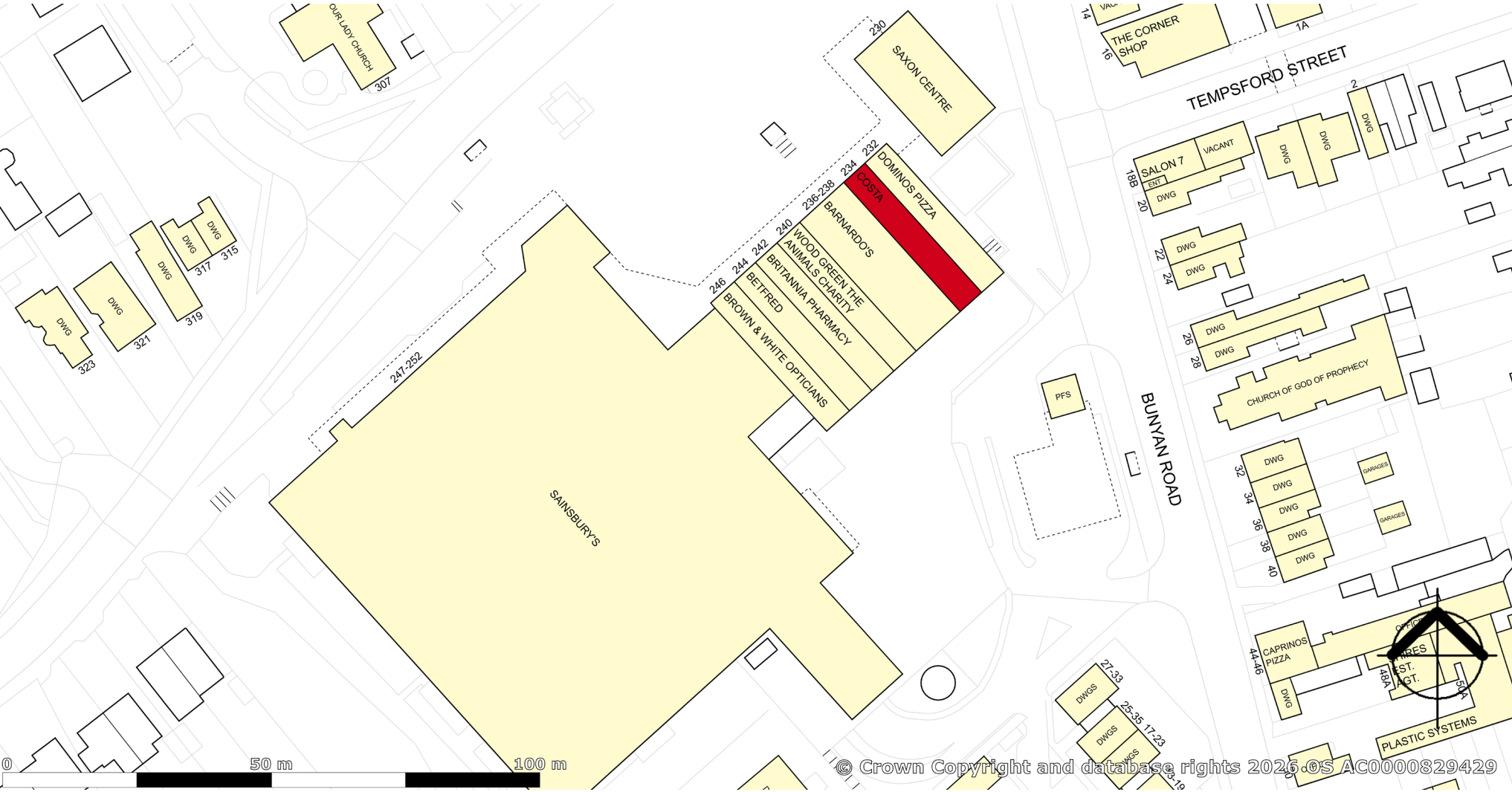
Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Strictly via the sole letting agent only.

Location Plan



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These particulars were produced in November 2026