

TO LET

727 Sq Ft (67.54 Sq M)

- › Expansive Retail Floor Area
- › Staff Breakout Area
- › Dedicated Kitchenette & WC facilities.



8 The Arcade
Bedford, MK40 1NS

Contact: Joshua Parello or Charlotte Beard
Tel: **01234 905128**
eddisons.com





Location

- The premises are located within The Bedford Arcade
- Prominent Location
- High Footfall
- 1 mile from Bedford Railway Station

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Description

- Nestled in the heart of Bedford Victorian Arcade, sits a unique retail unit with a timeless vintage frontage
- The unit benefits from being in a prime location seconds from the High Street, with wide shop front windows which offers a unique, versatile and exciting opportunity for any potential occupier.
- The unit offers an expansive retail floor area, with a rear breakout area with kitchenette and WC facilities.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £12,500 per annum exclusive.

Accommodation (Gross Internal Area*)

GIA	67.54 SQ M	727 SQ FT
ITZA	42.36 SQ M	456 SQ FT
Total	67.54 SQ M	727 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: The property has an EPC rating of C – 68

Business Rates: The rateable value is £10,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

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