

TO LET Retail Unit Situated In The Church Arcade



1,231 sq ft 114.36 sq m)

11A Church Arcade, Bedford, MK40 1LQ



**Bedford Town Centre
Location**



**Good access to the A428 &
A421 & Bedford Bypass**



**Bedford Railway Station
approx. 0.2 miles**



**WC Facilities, Kitchen
Facilities, Staff Room,
Telecoms, Suspended
Ceilings, Electrics**



**Leasehold: £8,000 per
annum exclusive**



Location

- The property is situated in Church Arcade Bedford
- Good access to the A4280 & A421 Bedford Bypass



Description

- Prominent retail unit situated in the Church Arcade with accommodation over one floor
- Ideally suited to specialist retailers, the unit further benefits from wc and kitchen facility and large open plan retail area



Specification

- High Footfall
- Amongst Other Established Retailers
- Town Centre Location
- Rear Access
- WC Facility
- Kitchen Facility
- Open Plan Retail Space
- EPC Rating – 125 (E)



Floor Area (Net Internal Area)

First Floor:	103.49 sq m	1,114 sq ft
Kitchen:	9.26 sq m	99 sq ft
Storage:	1.69 sq m	18 sq ft

Areas quoted are approximate and should not be held as 100% accurate.



Terms

- Leasehold: £8,000 per annum exclusive
- Service charge: Applicable
- VAT: Applicable at the appropriate rate
- The premises are to be let on a new full repairing and insuring lease



Business Rates

- Rateable Value: £10,500

Interested parties are advised to make their own enquiries.



Viewing

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