

TO LET Retail Unit Situated In The Church Arcade



898 sq ft (83 sq m)

10 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, Open Plan Retail Space, Storage, Rear Access
-  Leasehold: £15,000 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 two floors
- Ideally suited to specialist retailers, the unit further benefits from rear access, wc and kitchen facility and floor to ceiling window frontage



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)

Ground Floor:	58.4 sq m	629 sq ft
First Floor:	56.4 sq m	607 sq ft

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



Terms

- Leasehold: £15,000 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

- Current Rateable Value: £20,000
- April 2017 Rateable Value: £11,250

Interested parties are advised to make their own enquiries.



Viewing

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