

TO LET Retail Unit Situated In The Church Arcade



825 sq ft (76.65 sq m)

6 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, Suspended Ceilings, Electrics, Rear Access, Metal Roller Shutter Door
-  Leasehold: £12,000 per annum exclusive



Location

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



Description

- Versatile 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 storage to upper floor and 4.9m window frontage.



Specification

- High Footfall
- Amongst Other Established Retailers
- Town Centre Location
- Open Plan Retail Area
- Storage To Upper Floors
- Rear Access
- WC and Kitchen Facilities
- EPC Rating – 87 (D)



Floor Area (Net Internal Area)

Total Area : 76.65 sq m 825 sq ft

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



Terms

- Leasehold: £12,000 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: £10,750

Interested parties are advised to make their own enquiries.

Following the recent business rates revaluation in March 2017, the retail units within Church Arcade have benefitted from significant reductions. Those businesses eligible for small business rates could receive up to 100% discount from business rates (subject to application and eligibility).



Viewing

Nathan George

01234 905134

nathan.george@kirkbydiamond.co.uk

Michael Ruggiero

01234 905133

michael.ruggiero@kirkbydiamond.co.uk

Misrepresentations Act:

Kirkby & Diamond for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby & Diamond has any authority to make or give any representation or warranty whatever in relation to this property.



RICS

the mark of
property
professionalism
worldwide

