

TO LET Retail Unit Situated In The Church Arcade



689 sq ft (64 sq m)

4 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: £14,000 per annum exclusive



Location

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



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, floor to ceiling window frontage



Specification

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



Floor Area (Net Internal Area)

Ground Floor:	39.71 sq m	427 sq ft
First Floor:	24.35 sq m	262 sq ft

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



Terms

- Leasehold: £14,000 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: £18,750
- April 2017 Rateable Value: £10,750

Interested parties are advised to make their own enquiries.



Viewing

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