

TO LET



68, High Street, The Arcade, Bedford, MK40 1NS

1,569 SqFt (145.85 SqM)

£25,000 Per Annum Exclusive

High Street Retail Unit

- Former Café Premises
- Prominent Location
- High Footfall
- Basement

Location

The property is located on Bedford High Street in the Centre of Town forming part of the entrance to The Arcade and benefiting from good access to the A6, A428 and A421. Nearby occupiers include NatWest, Costa, Barclays and a plethora of local independent retailers.

Description

A highly prominent former coffee shop promises comprising open plan floor plate with return frontage, WC and kitchen facilities and basement storage/office. The property would best suit a food and beverage operator but would also be suitable for retail use.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £25,000 per annum exclusive

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

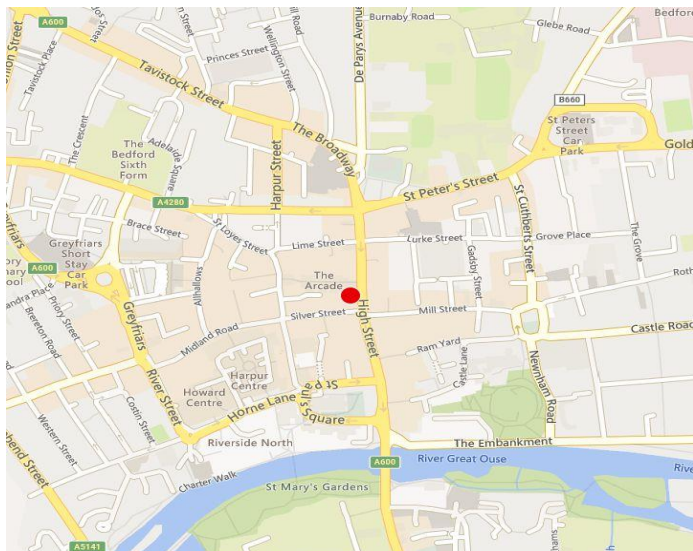
Business Rates

Rateable Value – £32,500.

Interested parties are advised to contact the relevant Local Authority.

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.



Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. M	Sq. Ft
Ground Floor & Basement	145.85	1,569
Total	145.85	1,569

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

EPC

This property's energy rating is E- 114.

Viewings

For viewings and further information please contact:

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