

TO LET



1 Church Arcade, Bedford, MK40 1LQ

1,808 SqFt (168.05 SqM)

£12,550 Per Annum Exclusive

- High Foot Fall
- Situated With Other Retailers
- Town Centre Location
- Open Plan Over Ground Floor & First Floor
- WC & Kitchen Facilities

Location

The premises are located in Bedford town centre within the Church Arcade and has good access to the A4280 & A421 Bedford Bypass.

Description

Prominent retail unit situated in the Church Arcade. The unit offers open plan retail area, suspended ceilings and WC and kitchen facility over the ground and first floor, with floor to ceiling window frontage. Previously ran as a hair salon.

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rental of £12,550 per annum exclusive.

VAT

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

Business Rates

Rateable Value – £15,750.

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

Ideally suited to specialist retailers on the ground floor & first floor, with WC and kitchen facility and floor to ceiling window frontage. Electric roller shutter on the front door.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	74.56	802
First Floor	93.49	1,006
Total	168.05	1,808

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

EPC

This property's energy rating is B-48.

Viewings

For viewings and further information please contact:

Joshua Parelo

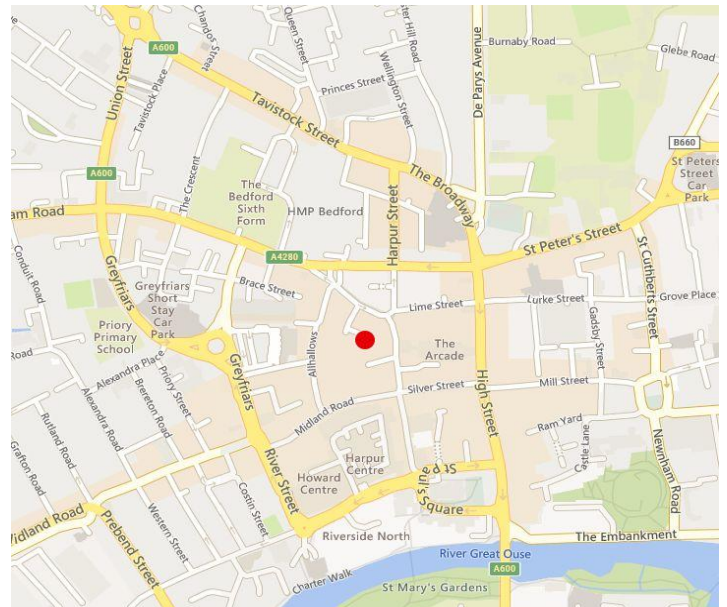
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