

TO LET

1,808 Sq Ft (167.96 Sq M)

- High Foot Fall
- Prominent Retail Unit
- Town Centre Location
- Open Plan Over Ground Floor & First Floor
- WC & Kitchen Facilities



1 Church Arcade

Bedford, MK40 1LQ

>D KirkbyDiamond

Contact: Joshua Parello or Charlotte Beard

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kirkbydiamond.co.uk



LOCATION

- The premises are located within the Church Arcade
- Town Centre Location
- Good access to the A4280 & A421 Bedford Bypass
- Bedford Railway Station is approx. 1 mile away

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Google Maps

Click here



DESCRIPTION

- Ground and First Floor Retail Space
- Suspended ceilings
- Floor to ceiling window frontage
- Electric Roller Shutters
- Previously run as a hair salon

TERMS

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



ACCOMMODATION

Ground Floor	74.51 SQ M	802 SQ FT
First Floor	93.46 SQ M	1,006 SQ FT
Total	167.96 SQ M	1,808 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: Band B - (48)

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.

CONTACT:

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