

# 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

 **KirkbyDiamond**

Contact: Joshua Parello or Charlotte Beard

Tel: 01234 905128

[kirkbydiamond.co.uk](http://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

 what3words

///panel.beam.lodge

 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

Available by way of a new FRI lease for a term to be agreed at a rent of £12,550 exclusive. VAT is payable.

## ACCOMMODATION

Ground Floor	74.51 SQ M	802 SQ FT
First Floor	93.46 SQ M	1,006 SQ FT
<b>Total</b>	<b>167.96 SQ M</b>	<b>1,808 SQ FT</b>

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

EPC: B - 48

**Business Rates:** The Rateable Value is £15,750 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk).

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

## CONTACT:

 **JOSHUA PARELLO**  
 07951 613 205 [joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

 **CHARLOTTE BEARD**  
 07990 048 182 [charlotte.beard@kirkbydiamond.co.uk](mailto:charlotte.beard@kirkbydiamond.co.uk)