

TO LET

299 Sq Ft (27.78 Sq M)

- › Open Plan Retail Space
- › Fire Exit/Rear Access
- › Double Frontage
- › High Footfall
- › Located within Bedford Town Centre



Unit 9 Church Arcade

Bedford, MK40 1LQ

Contact: Joshua Parello or Charlotte Beard
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eddisons.com





Location

- Located in a prominent retail area within Bedford's Town Centre
- Easy Access to A428 and A6
- Within walking distance to Bedford Bus Station and Bedford High Street
- 0.5 miles from Bedford Train Station



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Description

- Located on Church Arcade in Bedford Town Centre, this open plan retail unit benefits from double frontage and high footfall.
- Nearby there are good access links, bus routes and a multi storey carpark.
- Available immediately with flexible terms.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £8,000 per annum exclusive. VAT is payable.

Accommodation (Net Internal Area*)

Ground Floor	27.78 SQ M	299 SQ FT
Total	27.78 SQ M	299 SQ FT

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

EPC: C-61

Business Rates: The Rateable Value is £11,000 per annum. For the rates payable, please contact www.voa.gov.uk

Contact:

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