

TO LET

1,011 Sq Ft (93.92 Sq M)

- High Foot Fall
- Prominent Retail Unit
- Town Centre Location
- Open Plan Over Ground Floor and First Floor



12 Church Arcade

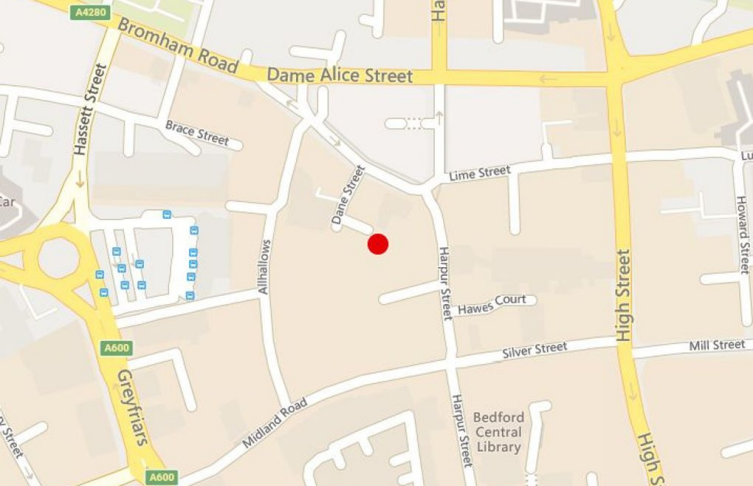
Bedford, MK40 1LQ

Contact: Charlotte Beard or Joshua Parello

Tel: 01234 905128

eddisons.com





Location

- The premises is 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

[///agents.ladder.expert](http://agents.ladder.expert)

 Google Maps

[Click here](#)



Description

- Versatile Retail Unit
- Floor to Ceiling Window Frontage
- Ground and First Floor Retail Space
- Formerly a Mobile Phone Shop

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £10,000 per annum exclusive. VAT is payable.

Accommodation (Net Internal Area*)

Unit 12 Ground and First Floor	93.92 SQ M	1,011 SQ FT
Total	93.92 SQ M	1,011 SQ FT

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

EPC: E-112

Business Rates: The Rateable Value is £8,600. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

Contact:

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