

TO LET

1,354 Sq Ft (125.79 Sq M)

- › Ideal for Café/Restaurant Use
- › Kitchen Facilities
- › High Foot Fall
- › Open Plan Ground Floor with Office Space
- › Suspended Ceilings



11 Church Arcade

Bedford, MK40 1LQ

Contact: Joshua Parello or William Fountaine

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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

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Google Maps

Click here



Description

- Prominent retail unit situated in the Church Arcade with accommodation over one floor
- Ideally suited to café/restaurant users, the unit further benefits from WC and kitchen facilities and a large open plan retail area

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £12,000 per annum exclusive. VAT is payable.

Accommodation

Unit 11	125.79 SQ M	1,354 SQ FT
Total	125.79 SQ M	1,354 SQ FT

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

EPC: B-33

Business Rates: The Rateable Value is £13,250. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

Contact:

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