

TO LET

668 Sq Ft (62.06 Sq M)

- › Open Plan Retail Unit
- › First Floor Retail / Ancillary Space
- › WC Facility
- › Unique Retail Unit Within Prestige Town Centre Arcade
- › Flexible Terms / Potential for Pop-Up Shops



17 The Arcade
Bedford, MK40 1NS

Contact: Joshua Parelo or Charlotte Beard
Tel: **01234 905128**
eddisons.com





Location

- The premises are located within The Bedford Arcade
- Prominent Location
- High Footfall
- 1 mile from Bedford Railway Station

/// what3words
///curiosity.cared.hobby

Google Maps
Click here



Description

- Nestled in the heart of Bedford Victorian Arcade, sits a unique retail unit with a timeless vintage frontage
- The unit benefits from being in a prime location seconds from the High Street, with wide shop front windows which offers a unique, versatile and exciting opportunity for any potential occupier

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rental of £12,500 per annum exclusive



Accommodation (Net Internal Area*)

17 The Arcade	62.06 SQ M	668 SQ FT
Total	62.06 SQ M	668 SQ FT

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

EPC: C-70

Business Rates: The Rateable Value is £9,600 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: There is a contribution towards common part and external repair and maintenance. This is currently £2,054.61 per annum.

Contact:

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