

TO LET - OFFICE



11A Church Arcade, Bedford, MK40 1LQ

1,231 SqFt (114.36 SqM)

£8,000 per annum exclusive

WC Facilities

Kitchen Facilities

Staff Room

Telecoms

Suspended Ceilings

Location

The property is situated in Church Arcade Bedford.
Good access to the A4280 & A421 Bedford Bypass.



Description

Prominent retail unit situated in the Church Arcade with accommodation over one floor.

Ideally suited to specialist retailers, the unit further benefits from WC and kitchen facility and large open plan retail area.

Terms

The premises are to be let on a new full repairing and insuring lease at a rent of £8,000 per annum exclusive.

VAT

Intending purchasers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Accommodation

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq Ft	Sq M
First Floor	1,114	103.49
Kitchen	99	9.26
Storage	18	1.69
Total	1,234	114.36

Areas quoted are approximate and should not be held as 100% accurate.

Business Rates

Future: 1st April 2023- £12,750

Current: 4th October 2018 to present- £10,500

EPC

E – 125

Service Charge

The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities

Viewings

For viewings and further information please contact

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