

TO LET



13 The Arcade, Bedford, MK40 1NS

395 SqFt (36.73 SqM)

£10,000 Per Annum Exclusive

Unique Retail Unit Within
Prestige Town Centre Arcade

- Open Plan Retail
- LED Lights
- Kitchen & WC Facilities
- Large Window Displays

Location

The property is located within The Arcade in Bedford Town Centre.

Description

Open plan accommodation located in The Arcade, a stunning Victorian precinct in the centre of Bedford.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £10,000 per annum exclusive.

VAT

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

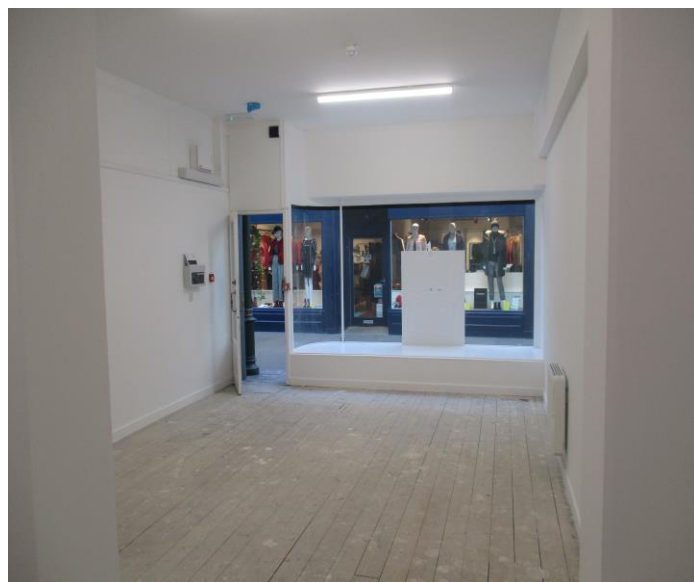
Business Rates

Rateable Value – £6,800.

Interested parties are advised to contact the relevant Local Authority.

Service Charge

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



Accommodation

Comprising mostly open plan retail space with kitchen, WC facilities and a large window for displays.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	36.73	395
Total	36.73	395

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

EPC

This property's energy rating is C-58.

Viewings

For viewings and further information please contact:

Chandan Teji

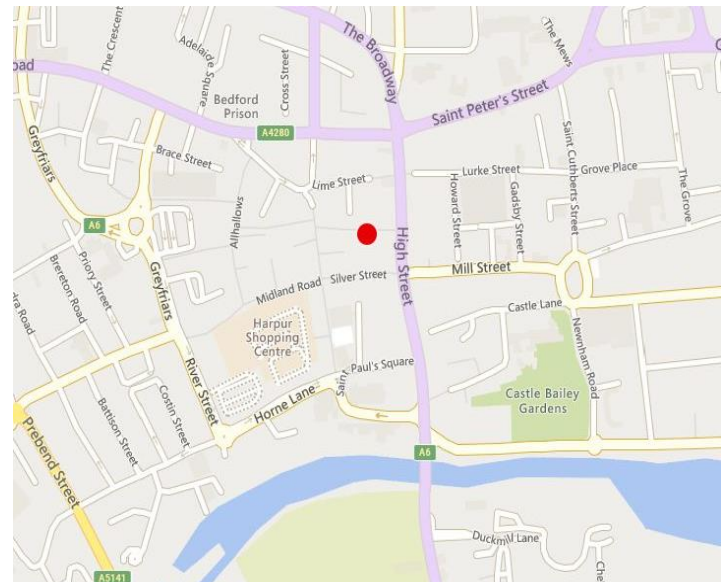
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