

# 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.

Interested parties will be required to lodge a £500 deposit ahead of lease preparation by the landlord's solicitor. If the lease completes the £500 will be deducted from the tenant's first rent instalment. If the tenant withdraws from the transaction the deposit will be retained by the landlord to cover abortive costs.

## VAT

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

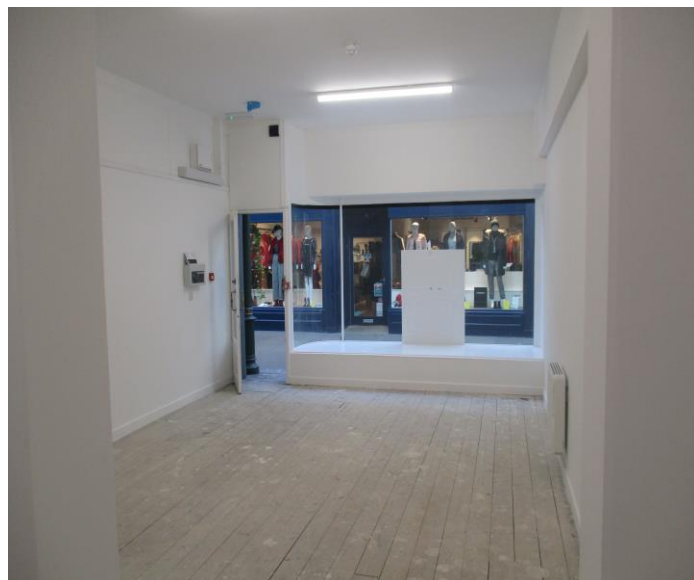
## Business Rates

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
<b>Total</b>	<b>36.73</b>	<b>395</b>

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

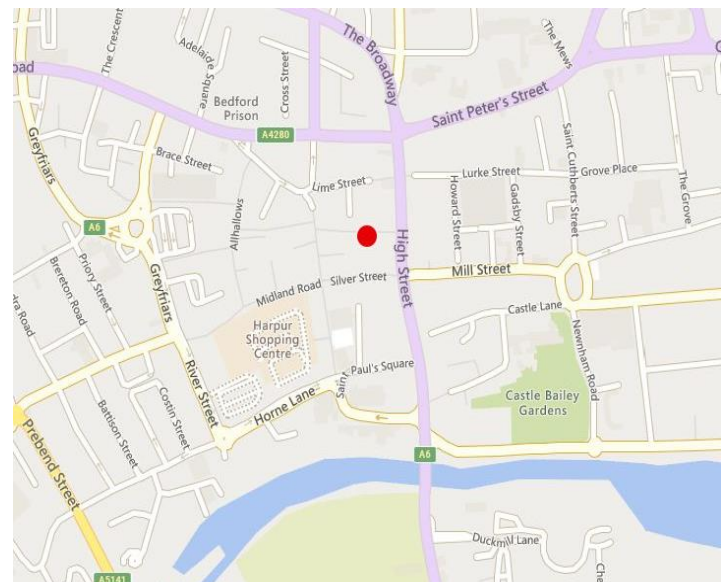
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