

# TO LET



**8 & 9 Market Hall, The Arcade, Bedford, MK40 1NS**

**1,552 SqFt (144.39 SqM)**

**£27,000 Per Annum Exclusive**

**Retail Unit Within The Arcade**

- Town Centre Location
- WC & Kitchen Facilities
- High Footfall
- Shop Front
- Open Plan Unit

## Location

The premises are located within The Bedford Arcade.

## 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 £27,000 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.

## Service Charge

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

## Business Rates

Rateable Value – £18,000

Interested parties are advised to contact the relevant Local Authority.

## Accommodation

The accommodation comprises ground floor open plan retail unit with new shop front, WC and kitchen station.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	144.39	1,552
<b>Total</b>	<b>144.39</b>	<b>1,552</b>

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

## VAT

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

## EPC

This property's current energy rating is D-100

## Viewings

For viewings and further information please contact:

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