

TO LET



2 The Arcade, Bedford, MK40 1NS

518 SqFt (54.03 SqM)

£12,500 Per Annum Exclusive

**Retail Unit Within The
Arcade**

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

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 £12,500 per annum exclusive and available from March 2024 onwards.

VAT

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

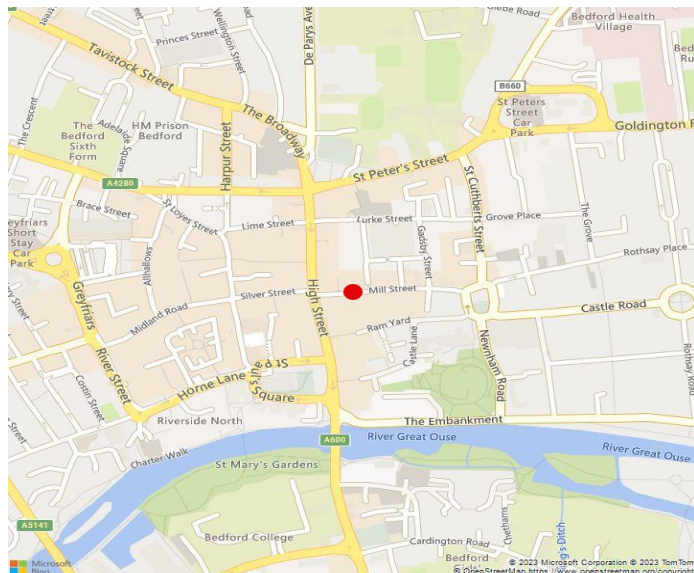
Business Rates

Rateable Value – £8,700

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

A ground floor retail unit situated within The Arcade in Bedford Town Centre. The Victorian style Arcade offers a range of independent retailers away from the High Street. The accommodation comprises of large window display with open plan retail space, with WC facility.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	54.03	518
Total	54.03	518

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

EPC

This property's current energy rating is C-75.

Viewings

For viewings and further information please contact:

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