

TO LET



686 SqFt (63.73 SqM)

£11,000 Per Annum Exclusive

- Retail Unit Within The Arcade
- Town Centre Location
- WC & Kitchen Facilities
- High Footfall
- Open Plan Unit Over Two Floors

Location

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

Description

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

Terms

The premises are to be let on an effective full repairing and insuring lease for a term to be agreed at a rental of £11,000 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.

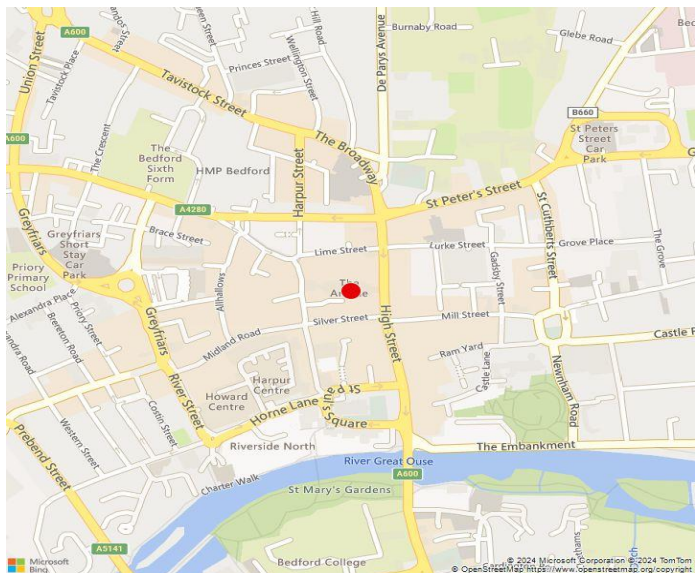
Business Rates

Rateable Value – £7,400

Interested parties are advised to contact the relevant Local Authority.

EPC

This property's energy rating is TBC.



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 over two floors.

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

| Accommodation | Sq. M | Sq. Ft |
|---------------|--------------|------------|
| Ground Floor | 63.73 | 686 |
| Total | 63.73 | 686 |

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.

Viewings

For viewings and further information please contact:

Chandan Teji

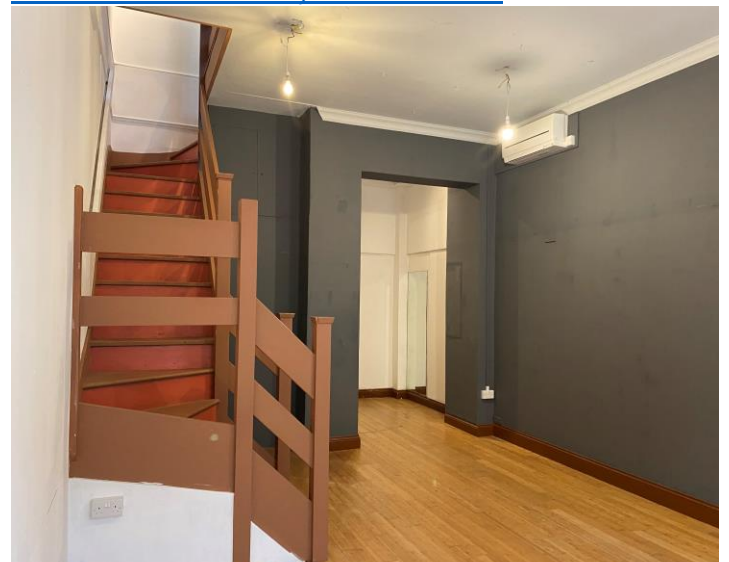
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