

TO LET



Unit 2 Church Arcade Bedford MK40 1LQ

1,614 SqFt (SqM)

£18,000 Per Annum Exclusive

- High Foot Fall
- Situated with other retailers
- Town Centre Location
- Open plan ground & first floor
- WC & Kitchen Facilities

Location

The premises are located in Bedford town centre within the Church Arcade and has good access to the A4280 & A421 Bedford Bypass.

Description

Prominent retail unit situated in the Church Arcade. The unit offers open plan retail area, suspended ceilings and WC and kitchen facility over two floors, with floor to ceiling window frontage. Previously ran as a jeweller.

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £18,000 per annum exclusive.

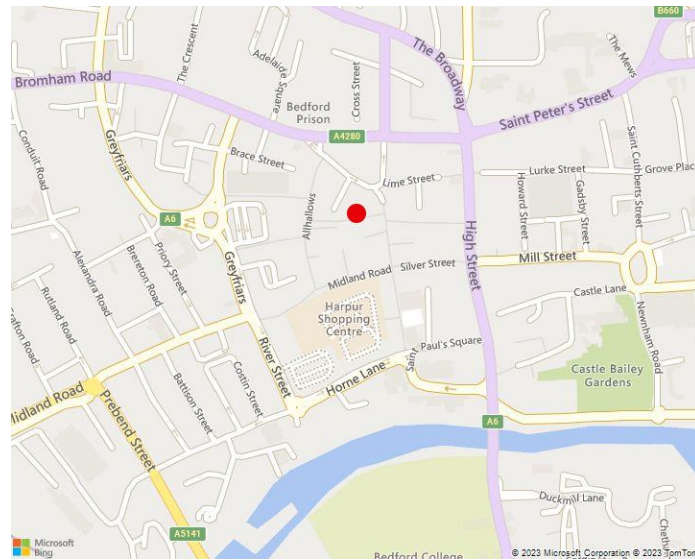
VAT

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

Business Rates

Rateable Value – £18,500

Interested parties are advised to contact the relevant Local Authority.



Accommodation

Ideally suited to specialist retailers spread over two floors, with WC and kitchen facility and floor to ceiling window frontage.

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

Accommodation	Sq M	Sq Ft
Ground Floor	87.60	943
First Floor	62.33	671
Total	149.96	1,614

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

EPC

TBC

Viewings

For viewings and further information please contact:

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