

# TO LET

215 Sq Ft (19.97 Sq M)

- › Open Plan Retail Space
- › Large Double Glazed Windows
- › LED Lights
- › WC Facility Within Unit



## 5C Market Hall The Arcade

Bedford, MK40 1NS

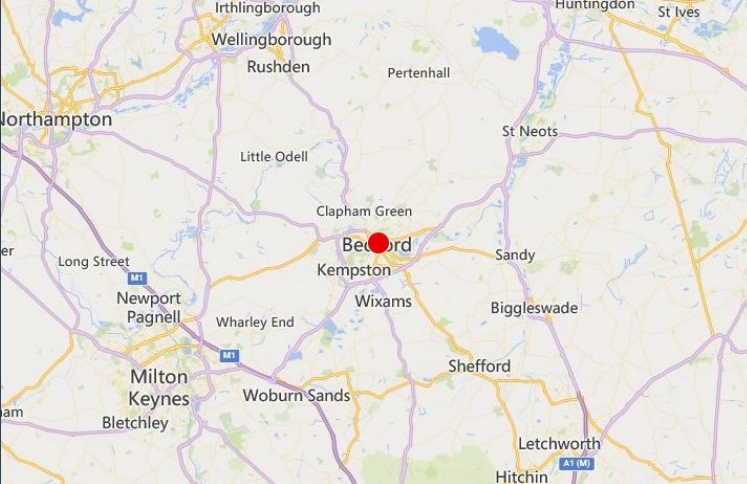
**>D KirkbyDiamond**

Contact: Charlotte Beard or Joshua Parello

Tel: 01234 905128

[kirkbydiamond.co.uk](http://kirkbydiamond.co.uk)





## LOCATION

- The property is located within The Arcade
- Town Centre Location
- High Foot Fall
- Bedford Railway Station is approx. 1 mile

 what3words

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 Google Maps

Click here



## DESCRIPTION

- This kiosk-style retail unit is situated within the beautifully preserved Arcade
- The historic setting provides a unique shopping experience, attracting
- Steady foot traffic, complementing the vibrant mix of businesses in this thriving destination

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £6,000 per annum exclusive.



## ACCOMMODATION

Ground Floor	19.97 SQ M	215 SQ FT
<b>Total</b>	<b>19.97 SQ M</b>	<b>215 SQ FT</b>

\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C - 69

**Business Rates:** The Rateable Value is £4,650 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** There is a contribution towards common parts and external repair and maintenance inclusive of heating and electricity. This is currently £645.13 per annum.

## CONTACT:



**CHARLOTTE BEARD**

**07990 048 182** [charlotte.beard@kirkbydiamond.co.uk](mailto:charlotte.beard@kirkbydiamond.co.uk)



**JOSHUA PARELLO**

**07951 613 205** [joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

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