

TO LET

1,827 Sq Ft (169.73 Sq M)

- › High Foot Fall
- › Prominent Retail Unit
- › Town Centre Location
- › Open Plan Over Ground Floor and First Floor
- › WC & Kitchen Facilities



Unit 5 Church Arcade

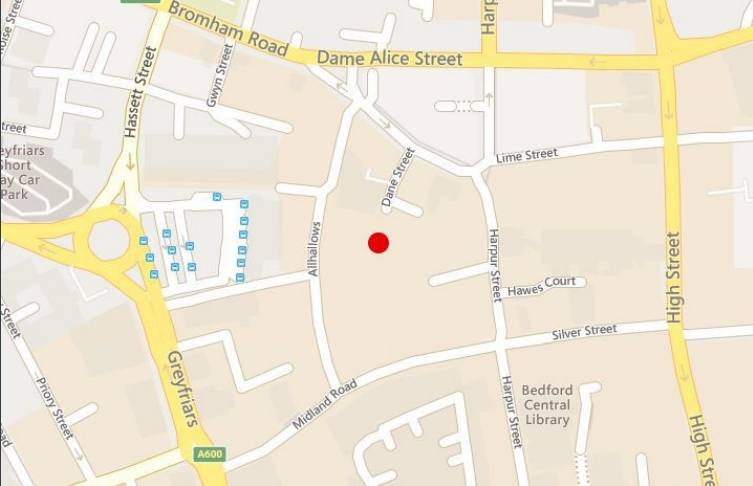
Bedford, MK40 1LQ

KirkbyDiamond

Contact: Joshua Parello or Charlotte Beard

Tel: 01234 905128

kirkbydiamond.co.uk



LOCATION

- The premises is located within the Church Arcade
- Town Centre Location
- Good access to the A4280 & A421 Bedford Bypass
- Bedford Railway Station is approx. 1 mile away

 what3words
///truly.crowned.lodge

 Google Maps
Click here



DESCRIPTION

- Ground and First Floor Retail Space
- Suspended Ceilings
- Floor to ceiling window frontage
- Electric roller shutters
- Previously run as a butchers

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £13,500 per annum exclusive. VAT is payable.



ACCOMMODATION

Ground and First Floor	169.73 SQ M	1,827 SQ FT
Total	169.73 SQ M	1,827 SQ FT

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

EPC: C-67

Business Rates: The Rateable Value is £12,500. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

CONTACT:

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