

TO LET

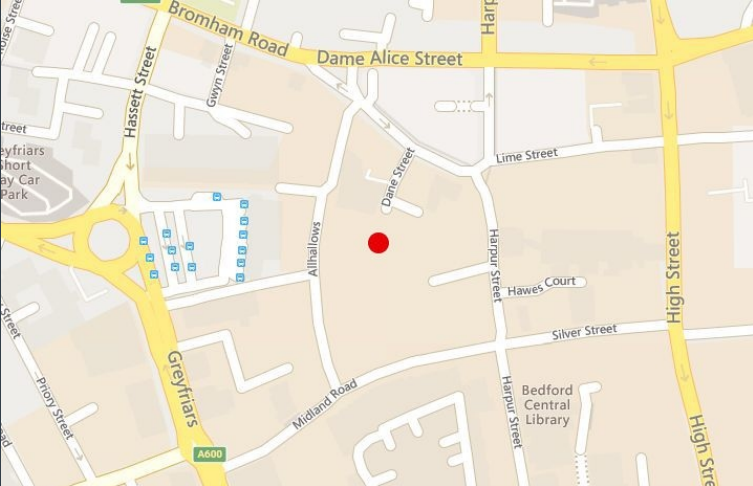
1,827 Sq Ft (169.73 Sq M)

- 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



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:

 **JOSHUA PARELLO**
[07951 613205 joshua.parello@kirkbydiamond.co.uk](mailto:joshua.parello@kirkbydiamond.co.uk)

 **CHARLOTTE BEARD**
[07990 048182 charlotte.beard@kirkbydiamond.co.uk](mailto:charlotte.beard@kirkbydiamond.co.uk)

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP