

# TO LET

298 Sq Ft (27.68 Sq M)

- › Town Centre Location
- › High Foot Fall
- › Situated With Other Retailers
- › Open Plan Ground Floor
- › WC & Kitchen Facilities



## Unit 16 Church Arcade

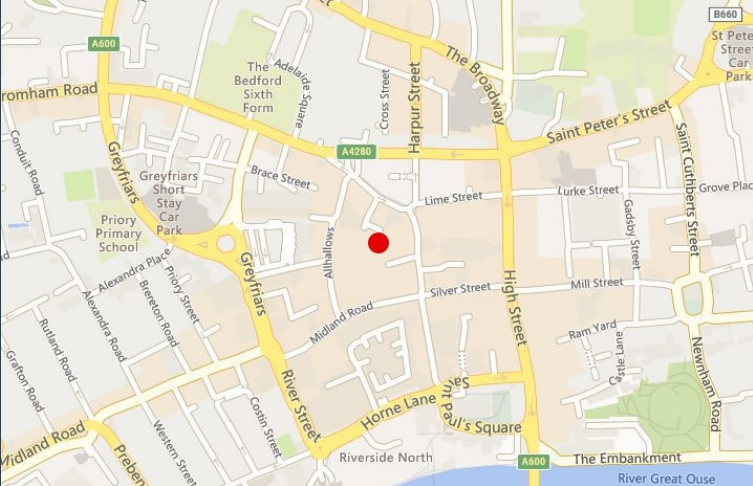
Bedford, MK40 1LQ

**KirkbyDiamond**

Contact: Joshua Parello or Charlotte Beard

Tel: 01234 905128

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



## LOCATION

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

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 Google Maps  
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## DESCRIPTION

- Prominent retail unit situated in the Church Arcade
- The unit offers open plan retail area, suspended ceilings and WC and kitchen facility
- Previously ran as a jeweller
- Floor to ceiling window frontage

## TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £7,500 per annum. VAT is payable.



## ACCOMMODATION

Ground Floor	27.68 SQ M	298 SQ FT
<b>Total</b>	<b>27.68 SQ M</b>	<b>298 SQ FT</b>

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

EPC: D-82

**Business Rates:** The Rateable Value is £6,900. For rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

**Estate Charge:** Available upon request

## CONTACT:

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