

TO LET

1,614 Sq Ft (149.94 Sq M)

- Open Plan Ground and First Floor Retail Space
- High Foot Fall
- Prominent Retail Unit
- Town Centre Location



Unit 2 Church Arcade

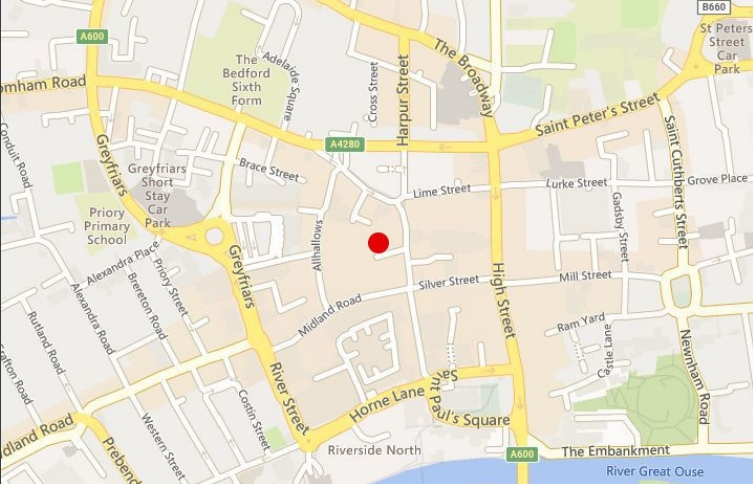
Bedford, MK40 1LQ

>D KirkbyDiamond

Contact: Joshua Parello or Charlotte Beard

Tel: 01234 905128

kirkbydiamond.co.uk



LOCATION

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

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Google Maps

Click here



DESCRIPTION

- The unit offers open plan retail space
- Floor to ceiling window frontage
- Suspended ceilings
- WC and kitchen facility over two floors
- Previously run as a jewellers

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £14,500 per annum exclusive. VAT is payable.

ACCOMMODATION

Ground Floor	87.6 SQ M	943 SQ FT
First Floor	62.34 SQ M	671 SQ FT
Total	149.94 SQ M	1,614 SQ FT

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

EPC: D-91

Business Rates: The Rateable Value is £18,500 per annum. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

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