

TO LET

689 Sq Ft (64.01 Sq M)

- High Foot Fall
- Prominent Retail Unit
- Town Centre Location
- Open Plan Over Ground Floor and First Floor
- Storage To Upper Floors



Unit 4 Church Arcade

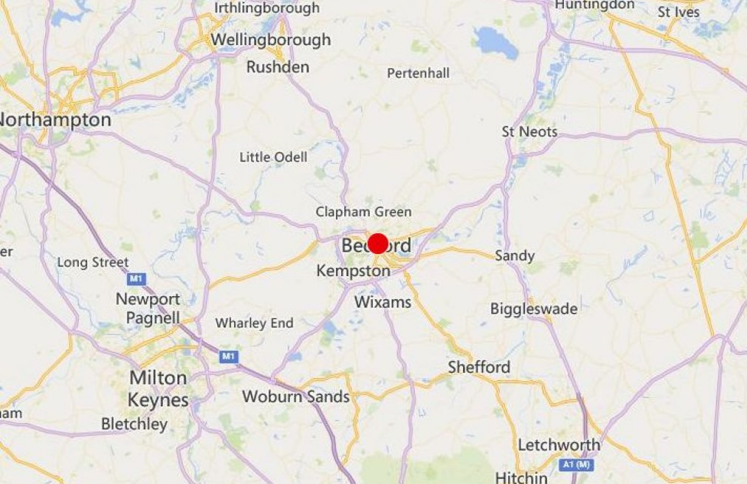
Bedford, MK40 1LQ

>D 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

///shades.olive.anyone

 Google Maps

Click here



DESCRIPTION

- Versatile Retail Unit
- Floor to Ceiling Window Frontage
- Ground and First Floor Retail Space
- Formerly a Café

TERMS

Available by way of a new FRI lease for a term to be agreed at a rent of £10,000 per annum exclusive. VAT is payable.



ACCOMMODATION

Ground Floor	39.71 SQ M	428 SQ FT
First Floor	24.34 SQ M	262 SQ FT
Total	64.01 SQ M	689 SQ FT

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

EPC: C-65

Business Rates: The Rateable Value is £9,000. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

CONTACT:

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