

TO LET

205 Sq Ft (19.04 Sq M)

- New Shop Front
- Flexible Terms / Potential for Pop-Up Shops
- Shared WC Facility
- Town Centre Location
- Large Display Window



8a The Arcade
Bedford, MK40 1NS

KirkbyDiamond

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kirkbydiamond.co.uk



LOCATION

- The premises are located within The Bedford Arcade in Bedford Town Centre
- Prominent Location
- High Footfall
- 1 mile from Bedford Railway Station

/// what3words

///taxi.soils.trace

Google Maps

Click here



DESCRIPTION

- Nestled in the heart of Bedford Victorian Arcade, sits a unique retail unit with a timeless vintage frontage
- The unit benefits from being in a prime location seconds from the High Street, with wide shop front window which offers a unique, versatile and exciting opportunity for any potential occupier
- Open Plan Retail Space
- Shared WC Facilities

TERMS

The premises are to be let on a full repairing and insuring lease for a term to be agreed at a rent of £6,500 per annum exclusive.

Interested parties will be required to lodge a £500 deposit ahead of lease preparation by the landlord's solicitor. If the lease completes, the £500 will be deducted from the tenant's first rent instalment. If the tenant withdraws from the transaction, the deposit will be retained by the landlord to cover abortive costs.

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ACCOMMODATION (Net Internal Area*)

Total	19.04 SQ M	205 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-53.

Business Rates: The Rateable Value is £4,800 per annum. For the rates payable, please contact www.voa.gov.uk

CONTACT:

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