

TO LET

727 Sq Ft (67.54 Sq M)

- › Expansive Retail Floor Area
- › Staff Breakout Area
- › Dedicated Kitchenette & WC facilities.



8 The Arcade
Bedford, MK40 1NS

Contact: Joshua Parelo or William Fountaine
Tel: **01234 905128**
eddisons.com





Location

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

/// what3words

///spirit.whites.zeal

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 windows which offers a unique, versatile and exciting opportunity for any potential occupier.
- The unit offers an expansive retail floor area, with a rear breakout area with kitchenette and WC facilities.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £12,500 per annum exclusive.

Accommodation (Gross Internal Area*)

GIA	67.54 SQ M	727 SQ FT
ITZA	42.36 SQ M	456 SQ FT
Total	67.54 SQ M	727 SQ FT

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

EPC: The property has an EPC rating of C – 68

Business Rates: The rateable value is £10,750. For the rates payable please contact us or www.voa.gov.uk

Service Charge: Available upon request

Estate Charge: Available upon request

Contact:

JOSHUA PARELLO

[07951 613205 joshua.parello@eddisons.com](mailto:joshua.parello@eddisons.com)

WILLIAM FOUNTAINE

william.fountaine@eddisons.com

BTG Eddisons is a trading name of Eddisons Commercial Ltd, registered in England and Wales (No. 3280893). The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees 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 (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.