TO LET

1,808 Sq Ft (167.96 Sq M)



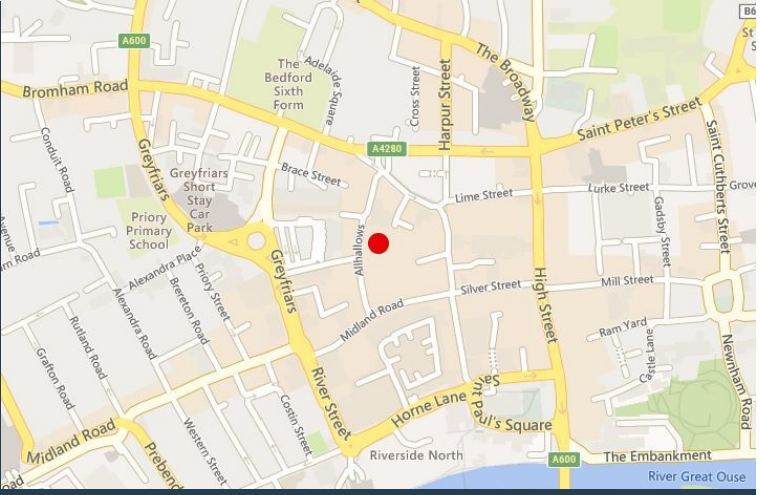
- High Foot Fall
- Prominent Retail Unit
- Town Centre Location
- Open Plan Over Ground Floor & First Floor
- WC & Kitchen Facilities

1 Church Arcade

Bedford, MK40 1LQ

Contact: Joshua Parello or Charlotte Beard
Tel: **01234 905128**
eddisons.com

BTG Eddisons







Location

- The premises are 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
///panel.beam.lodge

Google Maps
Click here

Description

- Ground and First Floor Retail Space
- Suspended ceilings
- Floor to ceiling window frontage
- Electric Roller Shutters
- Previously run as a hair salon

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £12,550 exclusive. VAT is payable.

Accommodation

Ground Floor	**74.51 SQ M**	**802 SQ FT**
First Floor	**93.46 SQ M**	**1,006 SQ FT**
Total	**167.96 SQ M**	**1,808 SQ FT**

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

EPC: B - 48

Business Rates: The Rateable Value is £15,750 per annum. For the rates payable, please contact www.voa.gov.uk.

Service Charge: The landlord collects an estate service charge for the provision maintenance and repair of the common areas and facilities.

Contact:

JOSHUA PARELLO
07951 613205 joshua.parello@eddisons.com

CHARLOTTE BEARD
07990 048182 charlotte.beard@eddisons.com

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