

# TO LET

1,231 Sq Ft (114.36 Sq M)

- › High Footfall
- › Nearby occupiers include Burger King, B & M, Peacock & Boots
- › Town Centre Location
- › Rear Access
- › WC Facility



## Unit 11a Church Arcade

Bedford, MK40 1LQ

Contact: Joshua Parello or Charlotte Beard

Tel: 01234 905128

[eddisons.com](http://eddisons.com)





## Location

- The property is situated in Church Arcade Bedford
- Good Access to the A4280 and A421 Bedford Bypass
- Close to Bedford Bus Station

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 Google Maps

Click here



## Description

- Town Centre Location
- High Footfall
- WC Facilities
- Kitchen Facilities
- Staff Room

## Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £6,500 per annum exclusive. VAT is payable.

## Accommodation

First Floor	103.49 SQ M	1,114 SQ FT
Kitchen	9.2 SQ M	99 SQ FT
Storage	1.67 SQ M	18 SQ FT
<b>Total</b>	<b>114.36 SQ M</b>	<b>1,231 SQ FT</b>

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

EPC: C-72

**Business Rates:** The Rateable Value is £ 16,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** Available upon request

**Estate Charge:** Available upon request

## Contact:

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