

TO LET

538 Sq Ft (49.98 Sq M)

- › Fully Working Kitchen With Extraction Fans
- › Open Plan Retail Area
- › High Foot Fall



Unit 18 Church Arcade

Bedford, MK40 1LQ

Contact: Joshua Parello or Charlotte Beard

Tel: 01234 905128

eddisons.com





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

///once.entire.town

 Google Maps

[Click here](#)



Description

- A commercial takeaway/café
- Window Frontage with High Foot Fall
- Available immediately

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	43.66 SQ M	470 SQ FT
Total	49.98 SQ M	538 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 £8,200. For the rates payable, please contact www.voa.gov.uk

Service Charge: Available upon request

Contact:

JOSHUA PARELLO

07951 613205 joshua.parello@kirkbydiamond.co.uk

CHARLOTTE BEARD

07990 048182 charlotte.beard@kirkbydiamond.co.uk