

Under new Ownership

Various Refurbished
Character Retail units / studio workshops / small office units
550 to 1600 sq ft approximately

FOR LEASE



The Arcade, High Street Bedford MK40 1NS

Location:

The Arcade is off the High Street (A6) in Bedford town a busy central location less than one kilometre from the Embankment and attractive bridge over the river Ouse.

Misrepresentation Act: Commercial Lynx (and their joint agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are, give notice that; i) these particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, end do not constitute the whole or any part of an offer or contract; ii) Commercial Lyre cannot guarantee the accuracy of any description dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely or them as statements of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) No employee of Commercial Lynx (and their joint agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; iv) VAT may he payable on the purchase price and/or rent. All figures are quoted exclusive of VAT, intending purchasers or Lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate vAT position, if necessary by taking appropriate personal advice; v) Commercial Lynx will not be liable, in negligence or otherwise, for any loss arising from the use of particulars.



Areas:

The Bedford Arcade offers a variety of different size and shaped units. Some units will be ground floor lock up units, others with first floor. Some workshop studios will be first floor and only accessed from the arcade. There will also be character office accommodation some of which may be self contained.





Features:

- Attractive off High Street central location
- Unusual character units available
- Consideration to provide larger or smaller units
- Wide range of uses available.
- The premises have been refurbished

Business rates:

Some units may be available for 100% small Business rates relief for individual small businesses.

Energy Performance Certificate:

An EPC is available for this property.

Lease:

A new internal repairing and insuring lease is offered. Rent and charges on application.

Please contact the sole agent on **01908 37 37 88** & info@commercial-lynx.co.uk to arrange viewings by appointment only. Lease and further details for discussion .

The Arcade, High Street Bedford MK40 1NS











SAT NAV REF : MK40 1NS Commercial Lynx 01908 37 37 88