

# Lot 31

£82,800 per annum  
exclusive

## St Cuthbert's Arcade, 26 St Cuthbert's Street, **Bedford MK40 3JG**

Freehold Retail Arcade Investment



## Tenancy and accommodation

Unit	Tenant	Term	Rent p.a.x.
1 & 2	INDIVIDUALS t/a Happyfones Ltd	Tenancy at will	£10,800
3	INDIVIDUAL t/a Alexander Barbers	Tenancy at will	£6,000
4	INDIVIDUAL t/a En Point Clothing	Tenancy at will	£4,800
5 & 6	VACANT		
7	INDIVIDUAL t/a DNA Sports Therapy	Tenancy at will	£6,000
8	INDIVIDUAL t/a Lola's Home	Tenancy at will	£4,800
9	Ladies Hair Salon	3 years from 01/02/2020 (2)	£6,000
10, 11 & 12	INDIVIDUAL t/a Rosanna	3 years from 31/08/2019 (3)	£18,000
A	INDIVIDUAL t/a Coffee Shop	Tenancy at will	£12,000
B	VACANT		
C	INDIVIDUAL	Tenancy at will	£4,800
D	INDIVIDUAL t/a Pink Rose Trading	Tenancy at will	£4,800
E	INDIVIDUAL t/a K J Photography	Tenancy at will	£4,800
<b>Totals</b>			<b>£82,800 (1)</b>

- (1) The rents stated above have been annualised.  
 (2) As to unit 9, the lease provides for an option to determine in year 2.  
 (3) As to units 10, 11 and 12, the lease provides for an option to determine in year 2.

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### Key Details

- Town centre location
- Prime position on the attractive and popular St Cuthbert's Street
- Neighbouring occupiers include KSK Accountants, Woodfines Solicitors and Premier Solicitors

### Location

**Miles:** 17 miles north-east of Milton Keynes  
28 miles south-west of Cambridge  
**Roads:** A6, A421, A428, M1  
**Rail:** Bedford Railway Station  
Bedford St Johns Railway Station  
**Air:** London Luton Airport

### Situation

Bedford is an attractive and popular commuter town. The property is situated on the west side of the busy St Cuthbert's Street, 500 metres east of the centre of Bedford. Neighbouring occupiers include KSK Accountants, Woodfines Solicitors and Premier Solicitors.

### Description

The property comprises a single storey building that has been converted to an indoor arcade/market with some 17 units.

### Tenure

Freehold.

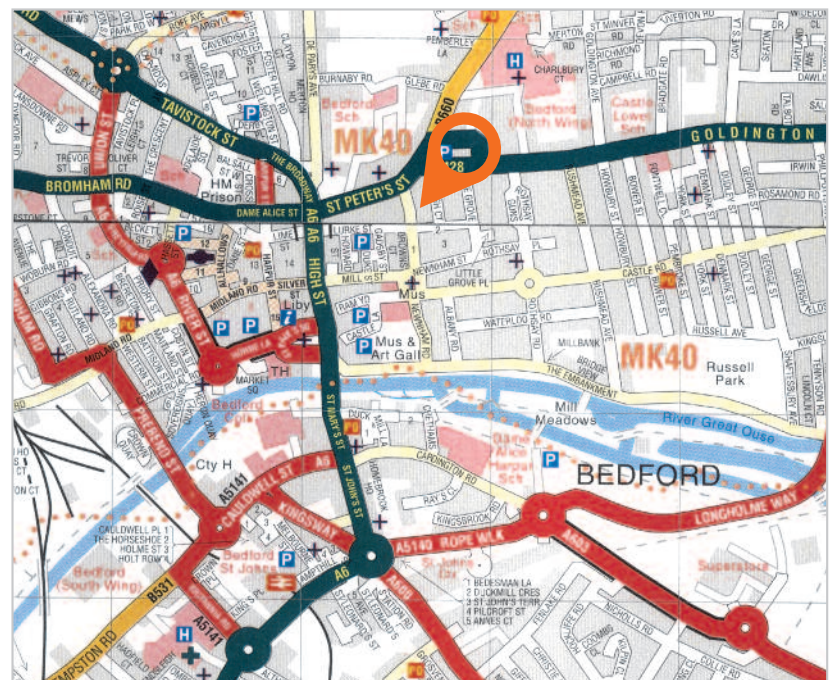
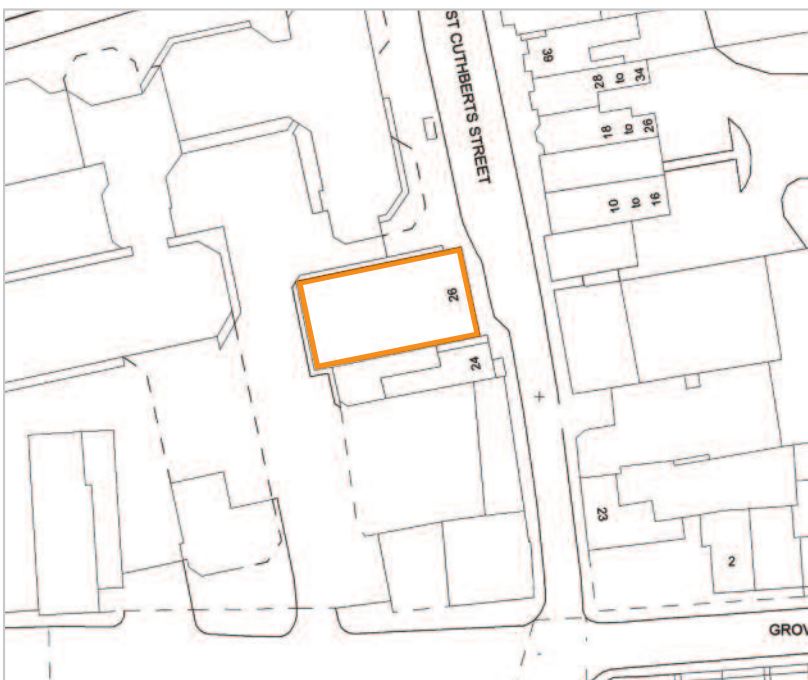
### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



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