DMA

On the instructions of Panther Securities plc

PANTHER SECURITIES PLC

36, SILVER STREET, BEDFORD, MK40 1SU

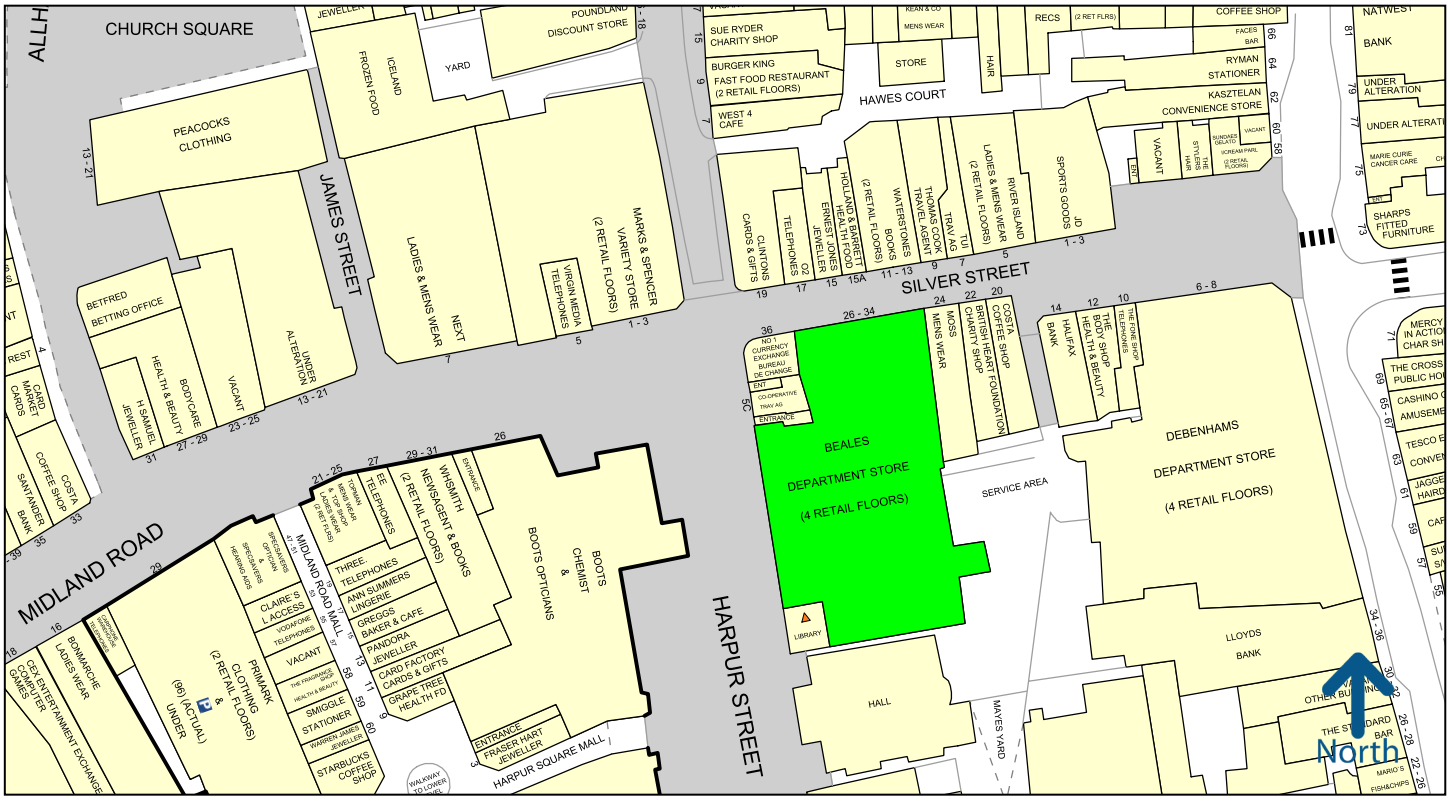
APPROXIMATELY 40,000 SQ FT OVER 4 FLOORS

(capable of sub-division)

FORMER DEPARTMENT STORE PREMISES WITH EXTENSIVE WINDOW FRONTAGES IN PRIME TOWN CENTRE LOCATION

SUITABLE FOR A VARIETY OF USES – SUBJECT TO PLANNING PERMISSION

Bedford



50 metres

Experian Goad Plan Created: 03/07/2020
Created By: DMA

Map data

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GENERAL

Bedford is a historic market town situated on the banks of the river Ouse approximately 50 miles north of London easily accessible from the M1 to the west and A1 to the east. It has a catchment area of approximately 314,000

LOCATION

The property is situated in a 100% prime retail location at the heart of Bedford town centre at the corner of Silver Street and Harpur Street opposite the Harpur Centre. Nearby occupiers include DEBENHAMS, COSTA COFFEE, JD SPORTS, HOLLAND & BARRETT, CLINTONS, ERNEST JONES and O2.

360° VIRTUAL TOUR

Please click on the link to view -

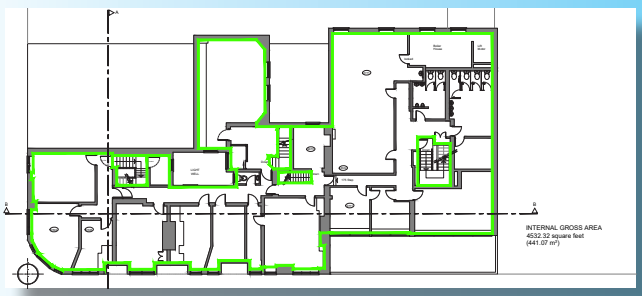
https://momento360.com/e/uc/99e28d9baccc4fb880e369b8c3b28a03?utm_campaign=embed&utm_source=other

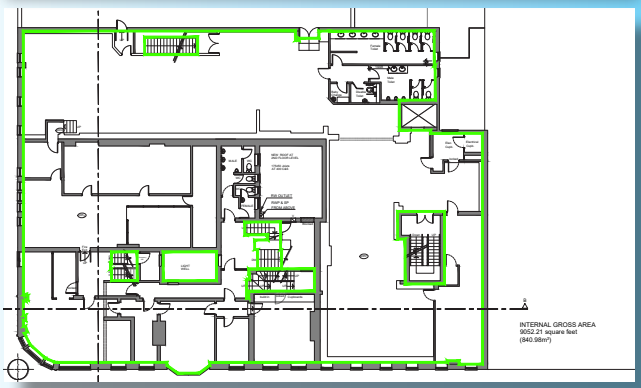
ACCOMMODATION

Former department store premises arranged over basement, ground and 3 upper floors. Approximate floor areas are as follows:

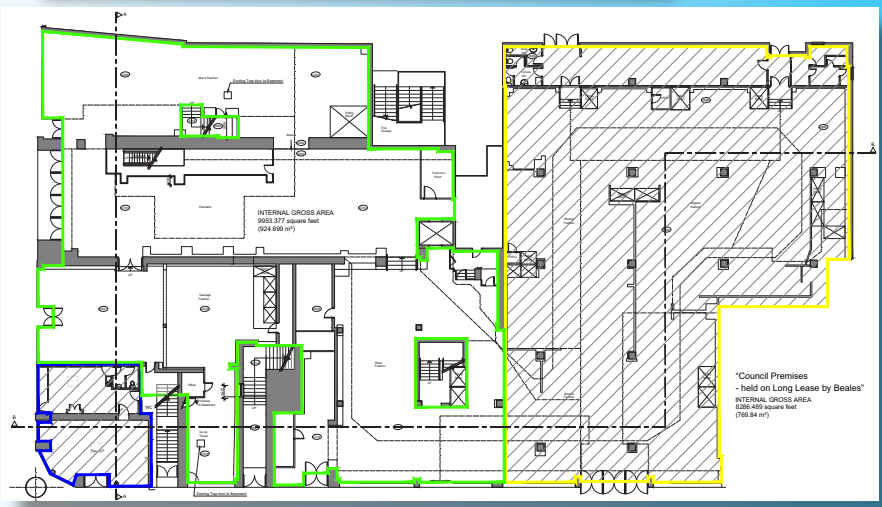
Ground floor	9953 sq ft	924.66 sq m
Basement	1401 sq ft	130.16 sq m
First floor	9475 sq ft	880.26 sq m
Second floor	9052 sq ft	840.96 sq m
Third floor	4532 sq ft	421.04 sq m

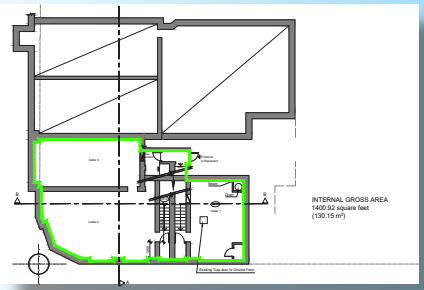
The premises benefit from good servicing facilities to the rear.





FLOOR PLANS - NOT TO SCALE -
FOR INDICATIVE PURPOSES ONLY





TERMS

The premises are available on a new full repairing and insuring lease for a term by arrangement subject to upward only rent reviews at 5 yearly intervals.

RENT

Upon application.

BUSINESS RATES

Interested parties are advised to verify the business rates with Bedford Borough Council.

PLANNING

The premises have A1 planning consent. Other uses maybe considered subject to the necessary planning consent being obtained.

EPC

Available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

CONTACT

For further information or to arrange an inspection please contact the sole letting agents DMA.

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DMA

Misrepresentation Act
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