

To Let

20 Harpur Street, Bedford MK40 1LB



£32,000 Per Annum



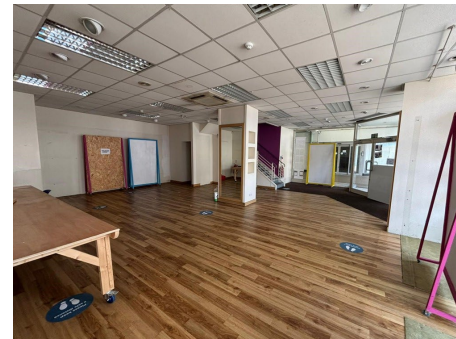
3,610 Sq Ft / 335.37 Sq M



An opportunity to let this prominent two storey Class E premises which could suit a variety of uses (Subject to Planning).



The unit comprises to the ground floor, a mainly open plan area with a large shop front with rear access for loading. To the first floor there is further open plan space which could suit a variety of uses. Other benefits include a kitchen and staff room.





20 Harpur Street, Bedford, MK40 1LB

Location

The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603.

Located in Harpur Street in Bedford Town Centre opposite to Burger King and close to B & M and the main Silver Street/Midland Road prime pedestrianised area of the town centre.

Terms & Tenure

The premises are to be let by way of a new lease at an initial rental of £32,000 per annum exclusive

Accommodation

Ground Floor	1,083 sq ft	100.7 sq m
First Floor	2,527 sq ft	234.8 sq m
Total	3,610 sq ft	335.5 sq m

**For further information
please contact:**

01234 341311

**Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY**

Rates

Rateable Value £39,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 106 - Band E.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

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

Viewing

Strictly by appointment only please contact:

Richard Evans richard.evans@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk

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