



20 Harpur Street  
Bedford  
MK40 1LB

Retail/Office Units In Prime  
Location - (Available Individually  
Or As A Whole)

From 260 - 4,423 SqFt (24.15 – 410.91 SqM)

- Open Plan Retail/Office Space
- Air Conditioning & Electric Heating
- Suspended Ceilings
- Kitchen & Staff Room

## Location

The premises are located on Harpur Street in Bedford Town centre.

## Description

Sitting in the heart of Bedford Town, 20 Harpur Street offers the perfect opportunity for occupier(s) to occupy a large retail unit close to Poundland, Burger King, and Clinton Cards, with a large footfall from 3 separate locations.

## Terms

The premises are to be let on new full repairing and insuring lease for a term to be agreed at a rental of

Whole Building Inc First Floor - £38,000 per annum exclusive

Whole Building Ground Floor - £27,000 per annum exclusive

Shop Unit 20 - £19,000 per annum exclusive

Shop Unit 20a - £9,500 per annum exclusive

## Business Rates

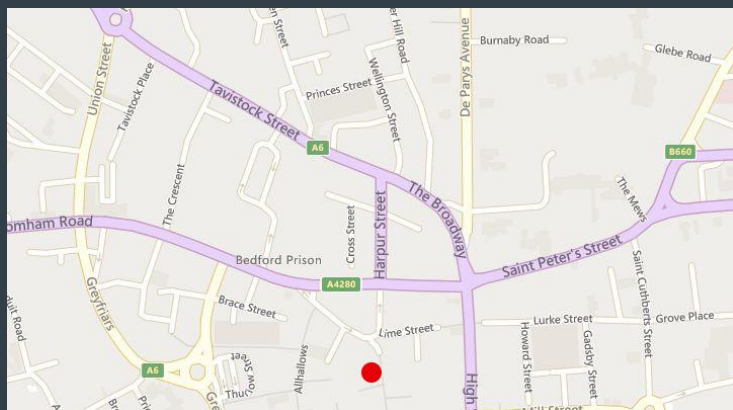
Applicants to make their own enquires.

## Service Charge

£13,946.60 per annum.

## EPC

D (80)



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## Accommodation

The property comprises a wide fronted ground floor retail/show room space with large first floor ancillary accommodation. The units further benefits from staff room, ladies & gents wc facilities and rear access for loading/delivery.

The unit also presents a unique opportunity to be let as a whole building or as a smaller space dependant on preferred option.

## Floor Area (GIA)

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

| Accommodation         | Sq Ft        | Sq M          |
|-----------------------|--------------|---------------|
| <b>Whole Building</b> |              |               |
| Ground Floor          | 1,345        | 124.65        |
| First Floor           | 3,078        | 285.95        |
| <b>Total</b>          | <b>4,423</b> | <b>410.91</b> |
| Unit 20               | 675          | 62.70         |
| Unit 20a              | 260          | 24.15         |

Areas quoted are approximate and should not be held as 100% accurate.

## Viewings

For further details please contact;

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# BEDFORD : CHURCH ARCADE

UNIT 20 : PLANS AS EXISTING



FIRST FLOOR

-  Unit 20
- Mall - 1,345 sf
- Upper - 3,078 sf
- Areas are GIA
  
-  Mall



MALL LEVEL








# BEDFORD : CHURCH ARCADE

UNIT 20 : PLANS AS PROPOSED : OPTION 2



FIRST FLOOR

|   |  |                   |
|---|--|-------------------|
|  | Offices / Residential<br>Upper<br>Ground | 3,078 sf<br>200sf |
|  | Unit 20                                  | 675 sf            |
|  | Unit 20A                                 | 260 sf            |
|  | Service Corridor                         |                   |
|  | Mail                                     |                   |

MALL LEVEL

