

TO LET



16 – 18 Harpur Street, Bedford, MK40 1LB

Ground Floor 3,025 SqFt (281 SqM)

£38,000 Per Annum Exclusive

Whole Building 9,639 SqFt (895.4 SqM)

£55,000 Per Annum Exclusive

Substantial Town Centre
Retail Unit Available To Lease
In Part Or As A Whole

- Open Plan Retail
- High Footfall Location
- Accommodation Over 4 Floors
- Rear Access

Location

The property is located on Harpur Street in Bedford Town Centre in a busy footfall location adjacent to B&M and opposite Burger King.

Description

Former Poundland premises available to lease as a whole or the ground floor only. Suitable for various types of business user (subject to planning).

Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £55,000 per annum exclusive for the entire building or £38,000 per annum for the ground floor.

VAT

Intending occupiers should satisfy themselves as to the incidence or otherwise of VAT on this transaction.

Business Rates

Rateable Value – £60,000.

Interested parties are advised to contact the relevant Local Authority.

EPC

This property's energy rating is C-71.



Accommodation

Each floor provides mostly open plan retail/storage space with two entrance doors fronting Harpur Street and loading to the rear.

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	281	3,025
First Floor	278.2	2,995
Second Floor	287	3,089
Third Floor	49.2	530
Total	895.4	9,639

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

Viewings

For viewings and further information please contact:

Chandan Teji

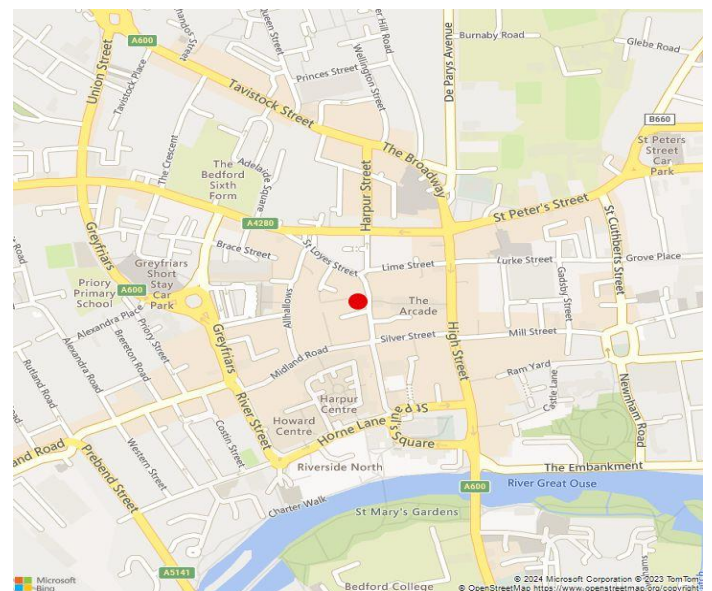
01234 905132

Chandan.teji@kirkbydiamond.co.uk

Nathan George

01234 905134

Nathan.george@kirkbydiamond.co.uk



DISCLAIMER

Kirkby Diamond LLP for themselves and for the vendors, whose agents they are, give notice that these particulars are set out as a general guide only and do not constitute any part of any offer or contract. All descriptions, dimensions, reference to condition and the necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but interested parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Kirkby Diamond LLP has any authority to make or give any representation or warranty whatever in relation to this property. Kirkby Diamond LLP (Registration No OC420194) is authorised and regulated by the Royal Institution of Chartered Surveyors. Kirkby Diamond is a trading name of Kirkby Diamond LLP