

FOR SALE



71 Harpur Street, Bedford, MK40 2SR

2,065 SqFt (191.9 SqM)

**Offers In The Region Of £440,000
Exclusive**

- Mixed Use Investment
- Ground Floor Retail Plus 3 Flats
- Off Road Parking
- Prominent Town Centre Location

Location

The property is located on Harpur Street in Bedford town centre amongst similar mixed use properties and only a short walk from the main retail area, bus station and train station.

Description

Comprising ground floor retail/office premises with two main areas, kitchen WC and basement. Rear access leads to the off-road parking area to the back of the building.

Across first and second floor are three flats let by way of AST agreements at the following rents.

Flat 71A £525 pcm

Flat 71B £650 pcm

Flat 71C £750 pcm

The ground floor commercial element is currently vacant, but we believe the current rental value to be in the region of £9,000-£10,000 per annum exclusive.

Terms

The premises are to be sold freehold at offers in the region of £440,000 exclusive.

VAT

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



Accommodation

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

Accommodation	Sq. M	Sq. Ft
Ground Floor	57.5	619
Flat 71A	26.7	287
Flat 71B	33.6	361
Flat 71C	74.1	798
Total:	191.9	2,065

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

Business Rates

Rateable Value – £5,900 Retail Only

Interested parties are advised to contact the relevant Local Authority.

EPC

Retail Unit	B-42
Flat 71A	BA
Flat 71B	D-61
Flat 71C	TBA

Viewings

For viewings and further information please contact:

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Flat 71A



Flat 71B



Flat 71B



Flat 71C



Flat 71C



Flat 71A

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