

FORMER TOWN CENTRE DEPARTMENT STORE
WITH POTENTIAL FOR REDEVELOPMENT

75,377 SQ FT

(SUBJECT TO PLANNING)

42-54
High Street
Bedford
MK40 1SP

 **KirkbyDiamond**

FOR SALE

FOR SALE BY KROLL ADVISORY LTD ACTING AS LPA RECEIVERS **KROLL**

**FORMER DEBENHAMS
DEPARTMENT STORE**

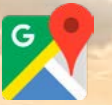
**PROMINENT TOWN CENTRE
SITE (75,377 SQ FT)**

**CORNER PLOT ACCOMMODATION
OVER 6 LEVELS**

**POTENTIAL FOR MIXED USE
DEVELOPMENT & ADDITIONAL
FLOORS (SUBJECT TO PLANNING)**

**REAR ACCESS VIA
ST PAUL'S SQUARE**





Location

The site is located in a prominent position extending from the centre of Bedford High Street onto Silver Street at the start of the main pedestrianised area of the town centre.

The mainline train station is a short walk from the town centre providing rail services to London with a fastest journey time of approximately 35 minutes. Also nearby is the popular river embankment and a host of bars, restaurants, leisure facilities and retail units extending across the town centre.

Bedford is the principle commercial and retail centre for Bedfordshire and neighbouring towns and cities include Luton at 20 miles south, Milton Keynes at 18 miles west, Cambridge at 30 miles East and Rushden at 13 miles north.

National retailers within close proximity include **Costa Coffee**, **JD Sports**, **B&M**, **Tesco**, **Primark** and **Boots**. The Harpur Centre is Bedford's main shopping centre which is within a 5 minute walk from the subject property as too are multiple town centre car parks.

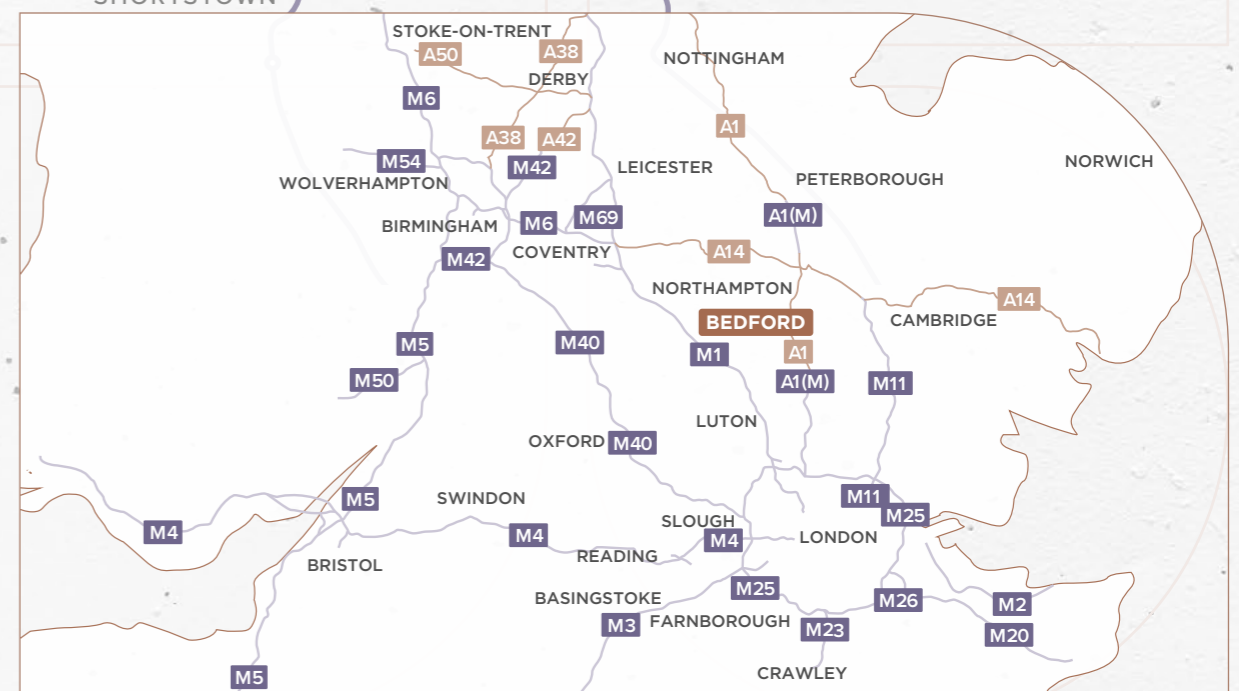




Road Links

Bedford town benefits from excellent transport links and is strategically located between the major arterial routes of the A1 and M1. The A421 southern bypass provides a dual carriageway link between Junction 13 of the M1 and the A1 at the Black Cat roundabout.

The property itself faces the Bedford High Street forming part of the A6 which feeds through to north Bedfordshire and Luton to the south. Furthermore the A248 to the north west provides a direct route through to Northampton.





Description

A long awaited opportunity has arisen to acquire a historical piece of Bedford town centre. The former Debenhams Department Store provides accommodation over 6 levels and we are of the opinion that the property would best suit redevelopment of the upper floors to residential and splitting of the ground floor into multiple retail / leisure units (subject to planning). At the back of the site there is a listed building, <https://historicengland.org.uk/listing/the-list/list-entry/1004674>.

Internally the property is currently fitted out as a department store with open plan retailing around several service cores and access points. There is a large basement and additional storage to the 5th floor. Access for loading is provided to the rear via St Paul's Square.

FLOOR	ACCOMMODATION	SQ FT	SQ M
Lower Ground	Sales and stock area	13,089	1,216
Ground	Sales	19,110	1,775
First Floor	Sales	19,110	1,775
Second Floor	Retail, kitchen and restaurant	17,588	1,634
Third Floor	Ancillary storage and office	6,480	602
Total		75,377	7,002

Measurements are in Gross Internal Area (GIA).



Floor Plans



LOWER
GROUND
FLOOR

13,089 SQ FT
(1,216 SQ M)



GROUND
FLOOR

19,110 SQ FT
(1,775 SQ M)

Floor Plans



FIRST FLOOR

19,110 SQ FT
(1,775 SQ M)



SECOND FLOOR

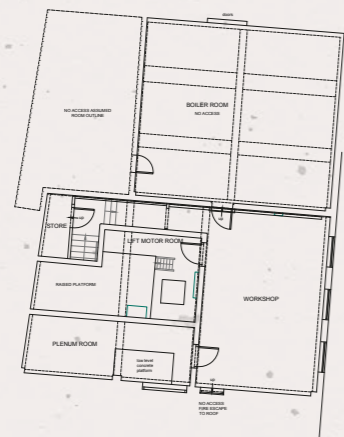
17,588 SQ FT
(1,634 SQ M)

Floor Plans



6,480 SQ FT
(602 SQ M)

THIRD
FLOOR



FOURTH
FLOOR



Planning Uses

Bedford Borough Council has continued its proactive approach to economic development across the borough and will be supportive in promoting the site as a viable development opportunity.

The site has been included in the upcoming Local Plan which considers how a scheme could potentially create smaller commercial units for retail or food/beverage occupiers, other leisure uses and residential opportunities on the upper floors. The Local Plan also includes Bedford Corn Exchange, the Harpur Suite and Bedford Central Library which all form part of the same block as the former Debenhams site, are key community and cultural facilities, and are collectively known as Mayes Yard.

For further information on the Local Plan please visit the Bedford Borough Council Website at <https://www.bedford.gov.uk/>



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DEBENHAMS
DEPARTMENT STORE**

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(75,377 SQ FT)**

**CORNER PLOT
ACCOMMODATION
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EPC

TBC.

RATEABLE VALUE

£236,000 please note this rateable value relates to the 38 – 54 High Street. 38 – 40 was sold off separately and the ratings assessment has not been updated to reflect this.

PRICE

The freehold interest is available to purchase and offers are invited in the region of **£3,000,000** exclusive. The process will be concluded by way of an informal tender.

VAT

TBC.

VIEWINGS

Please call to register your interest and book on to one of the following open days.

14th November 11am – 2pm.
22nd November 11am – 2pm.
29th November 1pm – 3pm.

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www.kirkbydiamond.co.uk

<https://www.bedford.gov.uk/news/2023/update-future-former-beales-and-debenhams-sites>

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