

TO LET

592 Sq Ft (55 Sq M)

- › Centrally Located Retail Premises
- › WC Facility
- › Open plan retail area



17 Harpur Street
Bedford, MK40 1NS

Contact: Charlotte Beard or Joshua Parello
Tel: **01234 905128**
eddisons.com





Location

- Harpur Street is a prime commercial location in the heart of Bedford town centre, offering excellent visibility and footfall. Surrounded by a mix of independent retailers, offices, and local amenities, it provides an ideal setting for a wide range of business uses.
- The area benefits from strong transport links, with Bedford railway station just 0.5 miles away and multiple bus routes nearby, ensuring convenient access.
- Harpur Street is one of the town centres most high footfall areas, sitting adjacent to Silver Street, with local occupiers including, B&M, Boots, Holland & Barrett and a variety of local independent retailers



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Description

- Open Plan Retail Area
- WC Facility
- High footfall location nearby to Bedford Bus Station and multi storey car parks

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £17,500.
VAT is payable.

Accommodation

Ground Floor	55 SQ M	592 SQ FT
Total	55 SQ M	592 SQ FT

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: EPC Rating – C (74)

Business Rates: The rateable value is £14,500. For the rates payable please contact us or www.voa.gov.uk

Contact:

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