TO LET

4,423 Sq Ft (410.9 Sq M)

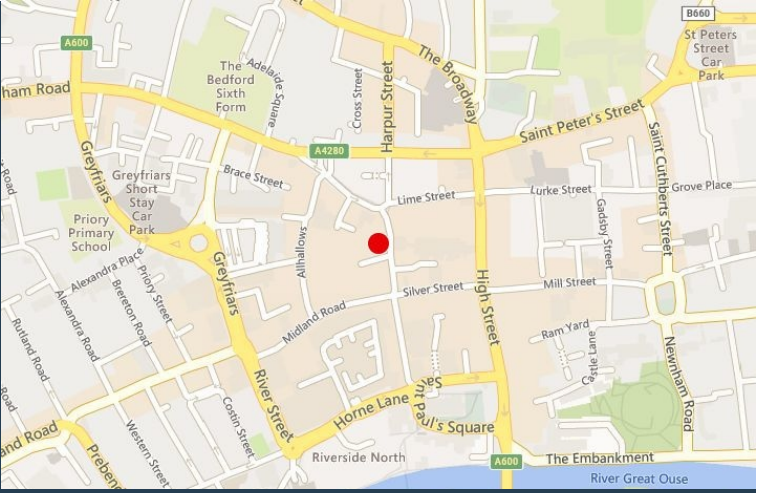
- Retail/Office Unit In Prime Location - (Available In Part Or As A Whole)
- Suitable For Various Types Of User
- Access For Loading To The Rear
- Kitchen & Staff Room

20 Harpur Street

Bedford, MK40 1LB

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

BTG Eddisons



Location

- The premises are located on Harpur Street in Bedford Town Centre
- Approximately 0.5 miles from Bedford Train Station
- Nearby occupiers include B&M, Burger King and a multitude of independent retailers
- Immediate access to the A6 and A428

what3words

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Google Maps

Click here

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, B&M and Burger King
- High footfall location nearby to Bedford Bus Station and multi storey car parks
- Mostly open plan accommodation with large shop front at ground floor level and versatile accommodation across the first floor

Terms

The premises are to be let on new full repairing and insuring lease for a term to be agreed at a rent of £28,000 per annum exclusive. Consideration will be given to splitting the unit, please speak with the agent to discuss options

Accommodation (Net Internal Area*)

Ground Floor	**124.95 SQ M**	**1,345 SQ FT**
First Floor	**285.95 SQ M**	**3,078 SQ FT**
Total	**410.9 SQ M**	**4,423 SQ FT**

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

EPC: D (80)

Business Rates: The rateable value is £39,500. To establish rates payable please contact www.voa.gov.uk

Service Charge: The landlord collects a service charge for the provision and maintenance of communal services and facilities

Contact:

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