

FOR SALE



1 Lurke Street Bedford MK40 3HZ

Net 11,624 SqFt (1,079.80 SqM)

Gross 13,402 SqFt (1,245.24 SqM)

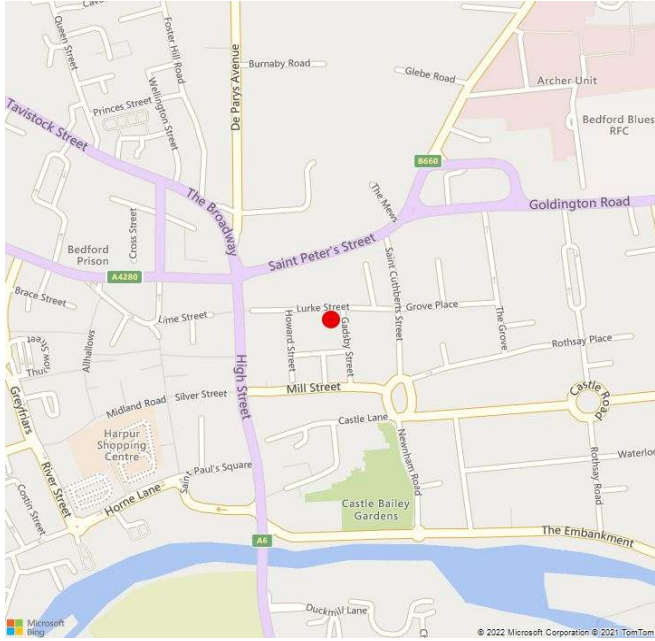
Offers in Excess of £800,000

**Town Centre Office Building
For Sale Freehold**

- Open Plan & Private Offices
- Private Car Park
- Double Glazed Windows
- Town Centre Location

Location

The premises are located at the end of Lurke Street, close Bedford High Street and adjacent to Lidl and Luke Street multi storey car park.



Terms

The premises are to be sold freehold with vacant possession at offers in excess of £800,000 exclusive.

VAT

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

Business Rates

Rateable Value – £TBA

Interested parties are advised to contact the relevant Local Authority.

EPC

TBA

Accommodation

The ground floor comprises reception area, general office space, central stairwell and lift providing access to the upper floors. Each floor has W.C. facilities and externally there is a private car part to the rear.

The upper floors are set out as two main office areas, some open plan and others divided into smaller offices and meeting rooms.

The property benefits from double glazed windows, gas central heating and views across the town centre from the upper floors.

A recent permitted development application to convert to residential has been refused. Details of the application can be found on the Bedford Borough Council Planning Portal Ref No. 21/02047/CPNO.

We recommend any interested parties seek their own planning advice on the potential for future conversion to residential.

The building is to be sold as seen and no conditional upon planning permission offers will be considered.

Accommodation	Sq M	Sq Ft
Net Internal Area		
Basement	30.24	326
Ground Floor	182.26	1,962
First Floor	289.10	3,112
Second Floor	289.10	3,112
Third Floor	289.10	3,112
Total	1,079.80	11,624
Gross Internal Area		
Basement	30.24	326
Ground Floor	229.56	2,471
First Floor	328.48	3,535
Second Floor	328.48	3,535
Third Floor	328.48	3,535
Total	1,245.24	13,402



Viewing Times & Dates

The following open days have been arranged for Viewing the property.

Tuesday 17th May
10.00am – 12.00pm

And

Tuesday 24th May
10.00am – 12.00pm

To book onto the open days or further information please contact:

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