

FOR SALE



13 Harpur Street, Bedford, MK40 1LA

3,527 SqFt (327.64 SqM)

£525,000 Exclusive

**Town Centre Investment
Opportunity**

- Open Plan Retail Space
- Passenger Lift
- Loading & Delivery Area
- Close To Multi Storey Car Park

Location

The premises are located on Harpur Street in Bedford town centre.

Description

Town centre investment for sale let to Sue Ryder for a term of 10 years from July 2016 at a passing rent of £50,000 per annum.

Accommodation

The property comprises ground floor and first floor retail space with ancillary storage, rear access and central and secondary staircases.

Nearby occupiers include B & M, Burger King, Clinton Cards and Poundland.

The lease to Sue Ryder is contracted inside the Landlord & Tenant Act 1954 and expires in July 2026 and is for a term of 10 years with break clause and rent review at the end of the 5th year.

A copy of the lease can be provided upon request.

Terms

The premises are to be sold at offer in excess of £525,000 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	176.25	1,897
First Floor	151.39	1,630
Total	327.64	3,527

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

EPC

TBA

Business Rates

Rateable Value - £37,000

Interested parties are advised to contact the relevant Local Authority.

Viewings

For viewings and further information please contact:

Nathan George

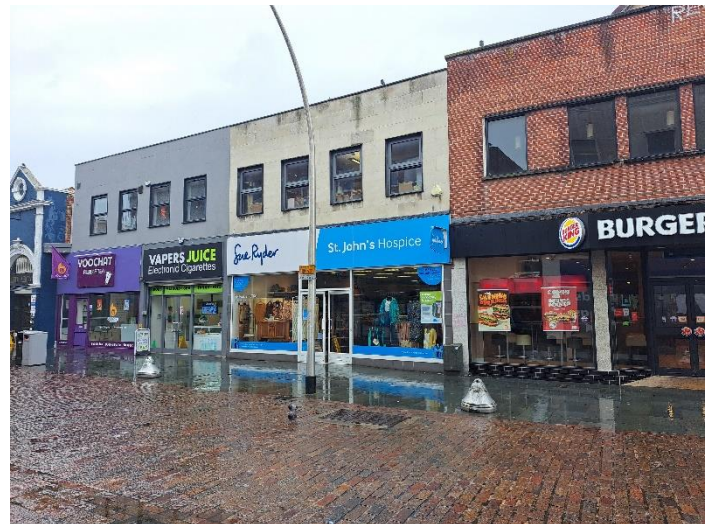
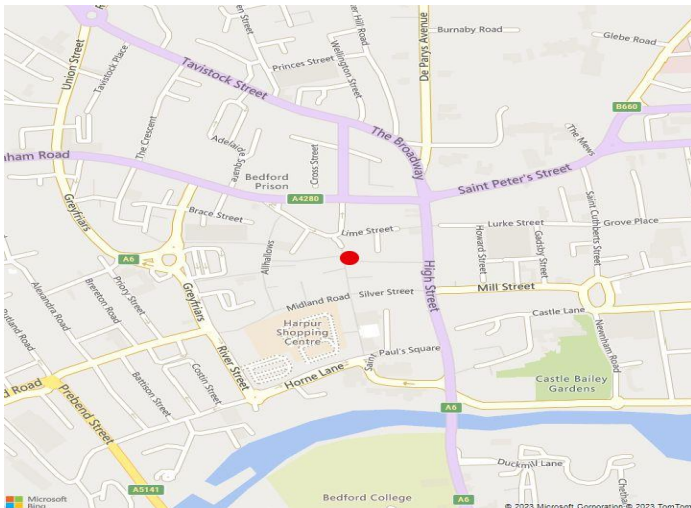
01234 905134

nathan.george@kirkbydiamond.co.uk

Chandan Teji

01234 905132

chandan.teji@kirkbydiamond.co.uk



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