

# TO LET



## 71 Harpur Street, Bedford, MK40 2SR

619 SqFt (57.5 SqM)

£9,600 Per Annum Exclusive

Town Centre Office/Retail Unit

- Two Allocated Off Road Parking Spaces
- Kitchen & WC Facilities
- Suitable For Various Types of Occupiers

## Location

The property is situated on Harpur Street with good access to the A428, A6 & A421 Bedford Bypass.

## Description

A ground floor retail/office premises with high roadside visibility close to Bedford Town Centre. Comprising of 2 open plan areas, WC and kitchen facilities.

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £9,600 per annum exclusive.

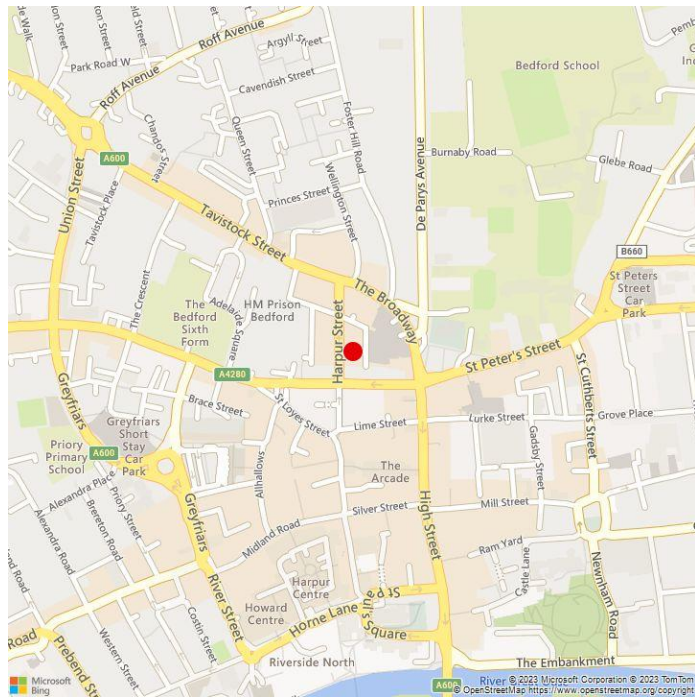
## VAT

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

## Business Rates

Rateable Value – £5,900.

Interested parties are advised to contact the relevant Local Authority.



## Accommodation

The property comprises of an open plan office close to the town centre with parking to the rear and large display frontage.

The property has been measured in accordance with the RICS Property Measurements Standard 2nd Edition.

Accommodation	Sq. M	Sq. Ft
Ground Floor	57.5	619
<b>Total</b>	<b>57.5</b>	<b>619</b>

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

## EPC

Band B - 42

## Viewings

For viewings and further information please contact:

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