

FOR SALE

1,876 Sq Ft (174.28 Sq M)

- Substantial end terrace commercial/residential premises
- Parking to the rear for 6 cars
- Potential for redevelopment (subject to planning)
- Town centre location



40 Harpur Street
Bedford, MK40 2QT



LOCATION

- The building is located on Harpur Street in Bedford town centre, a short walk to the main retail hub, bus station and train station
- Benefiting from immediate access to the A6 and the A428
- Nearby occupiers include multiple businesses including solicitors, restaurant, cafes and retailers
- Some of the properties nearby have been converted to residential, but the immediate area of Harpur Street is mostly commercial

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Google Maps

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DESCRIPTION

- Comprising a combination of rooms over basement, ground, first, second and third floors
- Providing potential for sub division or mixed use (subject to planning)
- The previous occupier used the building as a children and adolescent placement provision. Prior to that, it was a sport shop called No Limits
- Intending parties will be responsible for obtaining the relevant planning consent for their intended use
- To the rear is a large car park providing space for 6 cars

TERMS

The premises are to be sold on a freehold basis at offers in the region of £400,000 exclusive.

ACCOMMODATION

Total	174.28 SQ M	1,876 SQ FT
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*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: E-51

Business Rates: The Rateable Value is £11,750 per annum. For the rates payable, please contact www.voa.gov.uk

CONTACT:

NATHAN GEORGE
07741 261890 nathan.george@kirkbydiamond.co.uk

JOSHUA PARELLO
07951 613 205 joshua.parello@kirkbydiamond.co.uk