

FOR SALE

5,450 Sq Ft (506.3 Sq M)

- › Centrally located, within walking distance of Bedford bus station and train station.
- › Suitable for single or multiple occupiers on a floor by floor basis or potential residential conversion, subject to planning.
- › Potential to split into smaller units.



22 Harpur Street

Bedford, MK40 1LA

Contact: William Fountaine or Joshua Parelo

Tel: 01908 678 800

eddisons.com





Location

- Located on Harpur Street in heart of Bedford town centre.
- A short walk from both Bedford bus station & train station.
- Nearby occupiers include, B&M, Boots, Burger King and several other national occupiers, who occupy the Harpur Centre just around the corner.

 what3words

///rescue.poet.repair

 Google Maps

[Click here](#)



Description

- The property is arranged over two floors, with frontage directly onto Harpur Street and return frontage into Church Arcade.
- A new door has been added to the Harpur Street elevation, allowing for potential split into smaller ground floor commercial units or as a potential new access to the upper levels.
- Each floor has been stripped back to make way for further refurbishment for a range of uses.
- OPEN DAYS FOR VIEWINGS: 19th May & 22nd May. Please call the agent to book on to an open day.

Terms

Available via Informal Tender with proposals to be submitted no later than the 31st May 2026.

Accommodation

First Floor	274.98 SQ M	2,960 SQ FT
Ground Floor	230.95 SQ M	2,486 SQ FT
Total	506.3 SQ M	5,450 SQ FT

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

EPC: D 95

Business Rates: The rateable value is £52,000. For the rates payable please contact www.voa.gov.uk

Contact:

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