

# TO LET

4,423 Sq Ft (410.9 Sq M)

- › Retail/Office Unit In Prime Location – (Available In Part Or As A Whole)
- › Suitable For Various Types Of User
- › Access For Loading To The Rear
- › Kitchen & Staff Room



20 Harpur Street

Bedford, MK40 1LB

Contact: Joshua Parello or William Fountaine

Tel: 01234 905128

[eddisons.com](http://eddisons.com)





## Location

- The premises are located on Harpur Street in Bedford Town Centre
- Approximately 0.5 miles from Bedford Train Station
- Nearby occupiers include B&M, Burger King and a multitude of independent retailers
- Immediate access to the A6 and A428

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 Google Maps

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## Description

- Sitting in the heart of Bedford Town, 20 Harpur Street offers the perfect opportunity for occupier(s) to occupy a large retail unit close to, B&M and Burger King
- High footfall location nearby to Bedford Bus Station and multi storey car parks
- Mostly open plan accommodation with large shop front at ground floor level and versatile accommodation across the first floor

## Terms

The premises are to be let on new full repairing and insuring lease for a term to be agreed at a rent of £32,000 per annum exclusive. Consideration will be given to splitting the unit, please speak with the agent to discuss options

## Accommodation (Net Internal Area\*)

Ground Floor	124.95 SQ M	1,345 SQ FT
First Floor	285.95 SQ M	3,078 SQ FT
<b>Total</b>	<b>410.9 SQ M</b>	<b>4,423 SQ FT</b>

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

EPC: D (80)

**Business Rates:** The rateable value is £39,500. To establish rates payable please contact [www.voa.gov.uk](http://www.voa.gov.uk)

**Service Charge:** The landlord collects a service charge for the provision and maintenance of communal services and facilities

## Contact:

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