

TO LET

984 Sq Ft (91.41 Sq M)

- › Centrally Located Retail Premises
- › Heritage style frontage
- › Suitable for a variety of uses



39 Harpur Street

Bedford, MK40 1LA

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Location

- Harpur Street is a prime commercial location in the heart of Bedford town centre, offering excellent visibility and footfall. Surrounded by a mix of independent retailers, offices, and local amenities, it provides an ideal setting for a wide range of business uses.
- The area benefits from strong transport links, with Bedford railway station just 0.5 miles away and multiple bus routes nearby, ensuring convenient access.
- Harpur Street is one of the town centres most high footfall areas, sitting adjacent to Silver Street, with local occupiers including, B&M, Boots, Holland & Barrett and a variety of local independent retailers.

 what3words

[///rescue.poet.repair](#)

 Google Maps

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Description

- Heritage style elevations, with return frontage in a prominent location.
- Open plan retail floor with rear staff / ancillary area.
- Rear access to courtyard and basement for further storage space.

Terms

Available by way of a new FRI lease for a term to be agreed at a rent of £16,000 . VAT is not payable

Accommodation (Net Internal Area*)

Ground Floor	44.87 SQ M	483 SQ FT
Basement	46.54 SQ M	501 SQ FT
Total	91.41 SQ M	984 SQ FT

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

EPC: The property has an EPC rating of B - 44

Business Rates: The rateable value is £12,750. For the rates payable please contact us or www.voa.gov.uk

Contact:

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