

# TO LET

2,588 Sq Ft

(240.43 Sq M)

- › Open Plan Retail Premises
- › Offered in Shell Condition
- › High Footfall Location
- › Benefitting from Rear Access.



## 16-18 Harpur Street

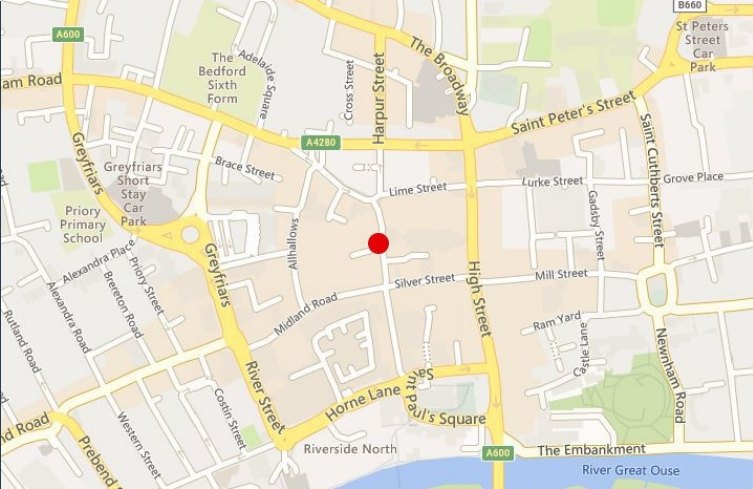
Bedford, MK40 1LB

Contact: Joshua Parello or William Fountaine

Tel: 01234 905128

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





## Location

- The property is located on Harpur Street in Bedford Town Centre
- Busy footfall location adjacent to B&M and opposite Burger King.
- Good access to the A4280 & A421 Bedford Southern Bypass which links to the M1 & A1.
- Bedford Railway Station is approx. 1 mile

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 Google Maps

[Click here](#)

## Description

- This former-Poundland has recently been stripped back to shell condition, providing a completely open plan unit suitable for a variety of uses from retail, leisure and hospitality, subject to relevant planning.
- Situated in a high footfall area of the Town Centre, the property provides extensive window frontage with double access.
- The landlord is open to providing initial works or incentives to any suitable occupier.

## Terms

The premises are to be let on a full repairing and insuring lease for a term to be agreed, at a rental of £36,000 per annum for the ground floor

## Accommodation (Net Internal Area\*)

<b>Total</b>	<b>240.43 SQ M</b>	<b>2,588 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: C-71

**Business Rates:** Rateable Value – Awaiting Reassessment.

## Contact:

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