

# 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](http://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](https://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.

## Terms

The freehold interest is available for offers in excess of £320,000. VAT is payable on the purchase price.

## Accommodation

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

\*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](http://www.voa.gov.uk)

## Contact:

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