

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: Charlotte Beard or Joshua Parelo
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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

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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
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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