

FOR SALE

1,828 Sq Ft (169.82 Sq M)

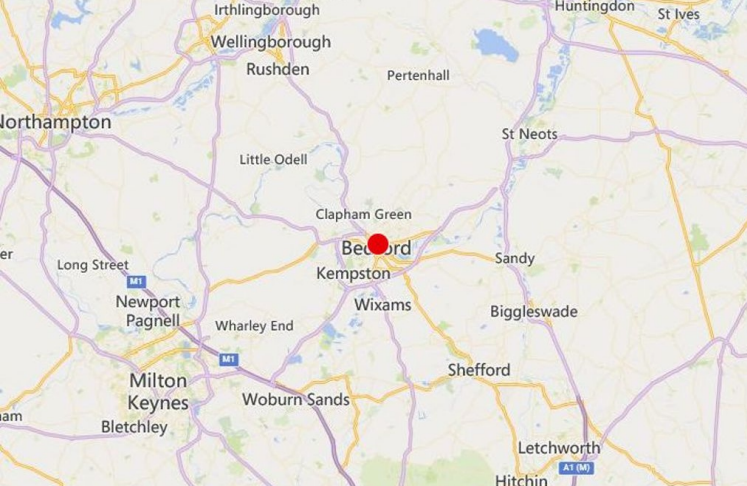
- › Mixed Use Town Centre Investment
- › Potential For Future Development Of The First & Second Floor
- › 4 Parking Spaces To The Rear
- › Fully Let & Income Producing



52 Harpur Street
Bedford, MK40 2QT

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Location

- The premises are located on Harpur Street in Bedford town centre.
- The property benefits from immediate access to the A6 and the A428.
- Bedford bus station is approximately 0.25 miles and Bedford train station is approximately 1 mile.

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Description

- An attractive mid terrace property with accommodation over ground, first and second floors plus basement.
- The ground floor is let to H A Hearing for a term of 10 years expiring on 10/01/28 at a passing rent of £12,000 per annum exclusive.
- The first and second floor offices are occupied by the Kings Arm Project at a rent of £8,000 per annum exclusive. The lease is contracted outside of the Landlord & Tenant Act (Sections 24-28) and expires on 23.1.28. Copies of the lease can be provided upon request.
- Further benefits include parking to the rear and potential to convert the upper floors to residential in the future (subject to planning consent).

Terms

The property is to be sold freehold at a quoting price of Offers in The Region of £350,000 exclusive.

Accommodation (Net Internal Area*)

Basement	16.44 SQ M	177 SQ FT
Ground Floor	57.6 SQ M	620 SQ FT
First Floor	53.7 SQ M	578 SQ FT
Second Floor	42.08 SQ M	453 SQ FT
Total	169.82 SQ M	1,828 SQ FT

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

EPC: Basement & Ground Floor C-66
First & Second Floor D-90

Business Rates: The Rateable Value is £8,700 per annum for the ground floor and £9,300 per annum for the first and second floor. For the rates payable, please contact www.voa.gov.uk

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