





To Let

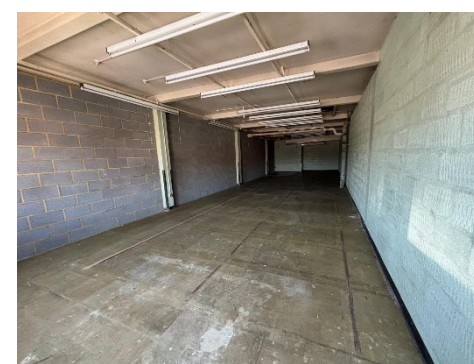
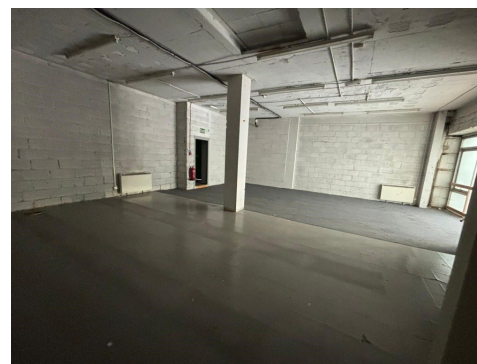
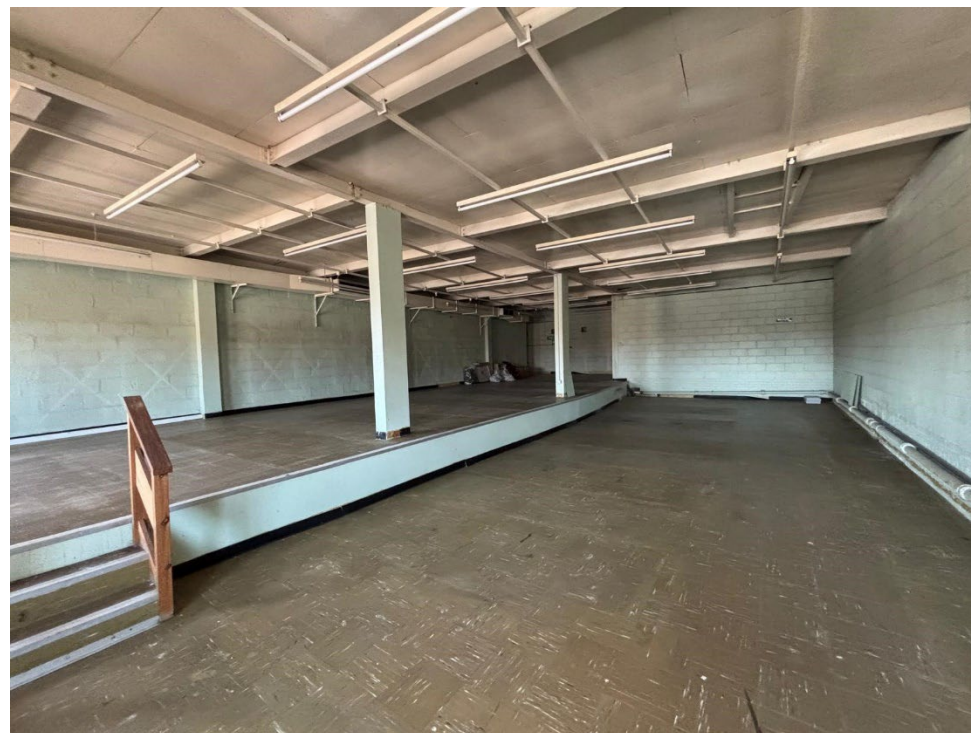
1st & 2nd Floors, 20 Harpur Street, Bedford, MK40 1LB

 £4,000 - £9,000 Per Annum

 From 3,078 sq ft / 286 sq ft

 An opportunity to lease the upper floors of this property located in the town centre. The first and second floors are available separately and offer mainly open plan space.

 The first floor space is particularly versatile and could suit a range of businesses, ideas for potential uses include Gym or Yoga Studio, Children's Soft Play Area, Entertainment/Gaming Centre, Teaching or Training Facilities or Storage Solutions. (Subject to the necessary approvals being obtained). The second floor only suitable for storage.





For further information
please contact:

01234 341311
Graylaw House, 21
Goldington Road,
Bedford, MK40 3JY

1st & 2nd Floors, 20 Harpur Street, Bedford, MK40 1LB

Location

The historic market town of Bedford with its attractive riverside frontage is centrally located to London, Oxford, Cambridge and Milton Keynes. Bedford is located approximately 50 miles north of London, 10 miles east from Junction 13 of the M1 motorway accessed via the A421, and 9 miles west of the A1 via the A428 and A603.

Located in Harpur Street in Bedford Town Centre opposite to Burger King and close to B & M and the main Silver Street/Midland Road prime pedestrianised area of the town centre.

Terms & Tenure

First Floor	£9,000 per annum
Second Floor	£4,000 per annum

Accommodation

First Floor	3,078 sq ft	286 sq m
Second Floor	3,100 sq ft	288 sq m

Rates

Rateable Value £39,500. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

EPC

The EPC rating for the property is 106 - Band E.

VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Costs

Each party is to be responsible for their own legal costs.

Viewing

Strictly by appointment only please contact:

Richard Evans richard.evans@stimpsonseves.co.uk

Joanne McGirl joanne.mcgirl@stimpsonseves.co.uk



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