

On the Instruction of Barclays Bank

FREEHOLD FOR SALE

Bedford, 22 Harpur Street, MK40 1BA



Key Features

- Freehold former banking premises
- Prominent corner location
- Central Bedford Location
- Return frontage to Church Arcade

Viewing

By appointment via this office:

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Location

Harpur Street is a popular pedestrianised thoroughfare in Bedford town centre. Nearby occupiers include **Clarks**, **Poundland**, **Burger King**, **Marks & Spencer** and **Clinton Cards**.

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

Description

The property provides a prominent two storey retail unit with return frontage onto Harpur Street and into Church Arcade which links Church Square to Harpur Street.

Approximate areas and dimensions are as follows:

Accommodation

Floor	Area (sq ft)	Area (sq m)
Ground Floor	2,335 sq ft	217 sq m
First Floor	2,960 sq ft	275 sq m
Total	5,295 sq ft	492 sq m

Terms

The premises are available for sale freehold, with vacant possession.

Price

Offers in excess of £220,000

Rates

We are verbally informed by the Local Rating Authority that the current Rateable Value of the shop is £56,000 and the rates payable are £27,608 pa. The UBR for 2018/2019 is 49.3p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

The EPC rating for the property is 95 – Band D.

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Not to scale.

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