



57 Harpur Street
Bedford, MK40 2SR



TO LET - 57 Harpur Street, Bedford MK40 2SR



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An excellent opportunity to let an established ground floor retail shop unit in a highly sought after location in Bedford.

- Former ground floor private car hire office
- Town centre location.
- Prominent shop frontage
- Available March 2019



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Approximate Travel Distances



Locations

- J13 of the M1 - 11 miles
- A428 - 1 mile

Sat Nav Post Code

- MK40 2SR

Location

The property is located on Harpur Street which is a very well sought after location in Bedford town centre housing a variety of commercial outlets including restaurants, hair salons florists etc.

Bedford, the county town of Bedfordshire is situated approximately 10.5 miles from junction 13 of the M1 and within approximately 9 miles of the A1. The Bedford southern bypass, the A421 provides a direct link to the A1, Junction 13 of the M1 and Milton Keynes. The bypass also links with the A603, A600 and the A6 southbound to Luton.

Description

The property is currently being used as a taxi office although has roots as a retail shop. The shared entrance lobby leads to the open plan office / retail space. In addition there are steps to a spacious kitchen / office space in which the access to the basement, W.C and rear parking area can be found.

The unit has a 4 parking spaces located to the rear of the property accessed via Balsall Street East.



Nearest Stations

- Bedford



Nearest Airports

- London Luton

Accommodation

Floor	Sq M	Sq Ft
Ground	36.02	389
Basement	15.5	167
Total	51.52	556

Asking Rent

£9,600 per annum plus VAT

Tenure

The unit is currently being run as a private car hire office with the ability for retail also. The property will be available from 30th March 2019.

Business Rates

Rateable Value £5,700

Rates Payable £2,736

2018/2019 Rates Payable 48p in the £

Services

It is understood that mains electricity and water are connected. The tenant is responsible for all services directly with the supplier.

Anti - Money Laundering

The successful tenant will be required to submit information to comply with Money Laundering Regulations.

EPC

Energy Performance Rating

VAT

Unless otherwise stated, all prices and rents quoted are exclusively of Valued Added Tax (VAT).

Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



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