

# FOR SALE

1,876 Sq Ft (174.28 Sq M)

- › Substantial end terrace commercial/residential premises
- › Parking to the rear for 6 cars
- › Potential for redevelopment (subject to planning)
- › Town centre location



## 40 Harpur Street

Bedford, MK40 2QT

Contact: Nathan George or Joshua Parello  
Tel: 01234 905128  
eddisons.com





## Location

- The building is located on Harpur Street in Bedford town centre, a short walk to the main retail hub, bus station and train station
- Benefiting from immediate access to the A6 and the A428
- Nearby occupiers include multiple businesses including solicitors, restaurant, cafes and retailers
- Some of the properties nearby have been converted to residential, but the immediate area of Harpur Street is mostly commercial

 what3words

[///outer.judge.pirate](https://outer.judge.pirate)

 Google Maps

[Click here](#)



## Description

- Comprising a combination of rooms over basement, ground, first, second and third floors
- Providing potential for sub division or mixed use (subject to planning)
- The previous occupier used the building as a children and adolescent placement provision. Prior to that, it was a sport shop called No Limits
- Intending parties will be responsible for obtaining the relevant planning consent for their intended use
- To the rear is a large car park providing space for 6 cars

## Terms

The premises are to be sold on a freehold basis at offers in the region of £400,000 exclusive.

## Accommodation

<b>Total</b>	<b>174.28 SQ M</b>	<b>1,876 SQ FT</b>
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\*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

**EPC: E-51**

**Business Rates:** The Rateable Value is £16,500 per annum. For the rates payable, please contact [www.voa.gov.uk](http://www.voa.gov.uk)

## Contact:

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