

Retail/Restaurant

Ground Floor Retail/Restaurant Unit

To Let

7 Harpur Street, Bedford, MK40 1LA



- Located in the heart of Bedford Town Centre
- Prominent Corner Position
- Retail Unit of 1,027 sq ft (95.41 sq m)
- Available on a New Lease
- A1/A3 consent

Location

The unit is located in the heart of Bedford Town Centre. Harpur Street, in conjunction with Silver Street, forms the prime retail area of Bedford. In close proximity to the property are a number of national occupiers including Marks and Spencer, Clarks, Poundland, Greggs & Tresspass.

The subject property is situated directly adjacent to Clinton Cards and Burger King.

Accommodation

The unit fronts Harpur Street, benefiting from a prominent corner position. The property comprises an open ground floor sales area with ancillary storage, kitchen and office facilities to the rear.

The unit has a net internal area of **1,027 sq ft (95.41 sq m)**.

Lease/Rent

The premises are available to let by way of a new full repairing and insuring lease for a term to be agreed at a commencing rent of £25,000 per annum exclusive.

Timing

Available immediately.

Business Rates

We understand that the premises have been assessed for rating purposes as follows:

Rateable Value	£30,500
UBR (2015/16)	49.3p
Rates Payable (2015/16)	£15,037

Interested parties are advised to make their own enquiries with the Local Authority.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

EPC

The property has an energy performance rating within Band D (95). A full copy of the Energy Performance Certificate can be obtained on request.

Planning

We understand the previous occupants secured permission to change the use from A1 to mixed A1/A3 use in Nov. 2012

Viewings

To arrange a viewing please contact (0113 234 1444):

Adam Mobley amobley@wsbproperty.co.uk
John Reid jreid@wsbproperty.co.uk

Subject to Contract
February 2016



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