



BEDFORD

21-25 HARPUR CENTRE
MK40 1PL

LOCATION

The premises are located in a prime position on Midland Road, on the entrance of the Harpur Centre, with return frontage into the scheme.

The property sits adjacent to **EE** and **Specsavers** with other nearby occupiers including **Primark**, **Next**, **Boots** and **WH Smith**.

ACCOMMODATION

The property is arranged over basement, ground and first floor, providing the following approximate areas:

Basement	2,108 sq ft	195.8 sq m
Ground Floor	1,968 sq ft	182.8 sq m
First Floor	1,812 sq ft	168 sq m
Total	5,888 sq ft	546.6 sq m

TERMS

The property is held on a lease until 20th January 2021.

RENTAL

Upon Application.

BUSINESS RATES

Rateable Value 2019	£96,000.00
Rates Payable 2019/2020	£48,384.00

Interested parties are advised to seek confirmation of this figure from the local Valuation Office

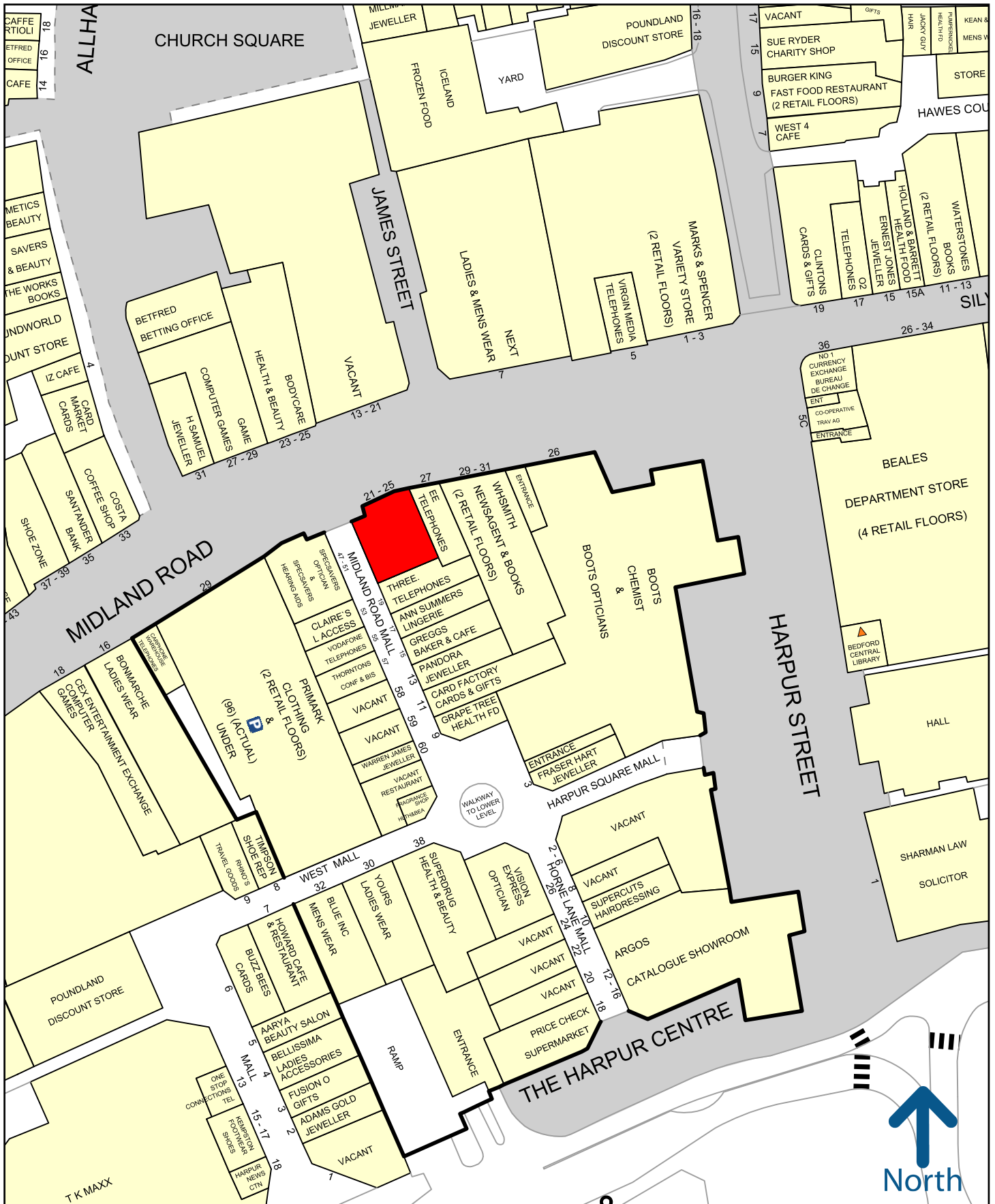
EPC

An EPC has been requested and will be provided as part of the legal pack.

FURTHER INFORMATION

Andrew Shepherd
020 7287 2155
andrew@as-retail.co.uk

Claudio Palmiero
020 7287 2155
claudio@as-retail.co.uk



50 metres

Experian Goad Plan Created: 04/04/2019
Created By: AS Retail Property Services Limited

