

Bedford, MK40 2SR

1,353 Sq Ft (125.8 Sq M)



For sale | £350,000 + VAT



57 Harpur Street

1,353 Sq Ft (125.8 Sq M)

Description

This is a three-storey mid terrace property located in a highly visible position in the town centre of Bedford.

The ground floor offers a personnel entrance into the retail / office space which is mainly open plan leading via steps, to a rear office, basement access and lobby with access to a kitchen and WC facilities.

There is an enclosed rear entrance lobby which also provides access to an additional office space.

Amenities



Business
Rates



Car Parking



Town Centre
Location



EPC



Transport
Links



Freehold

The first floor of the residential apartment can be accessed through a front shared lobby and the rear lobby area. This comprises a living room, dining room / 3rd bedroom, fitted kitchen, and shower room. The second floor comprises a master bedroom and 2nd bedroom.

The property has gas central heating, electrical safety certificates completed, a new boiler has been fitted and serviced, the ground floor has air conditioning fitted and both the commercial and residential space are separately metered.

The unit has 4-6 parking spaces located to the rear of the property, accessed via Balsall Street East.

Location

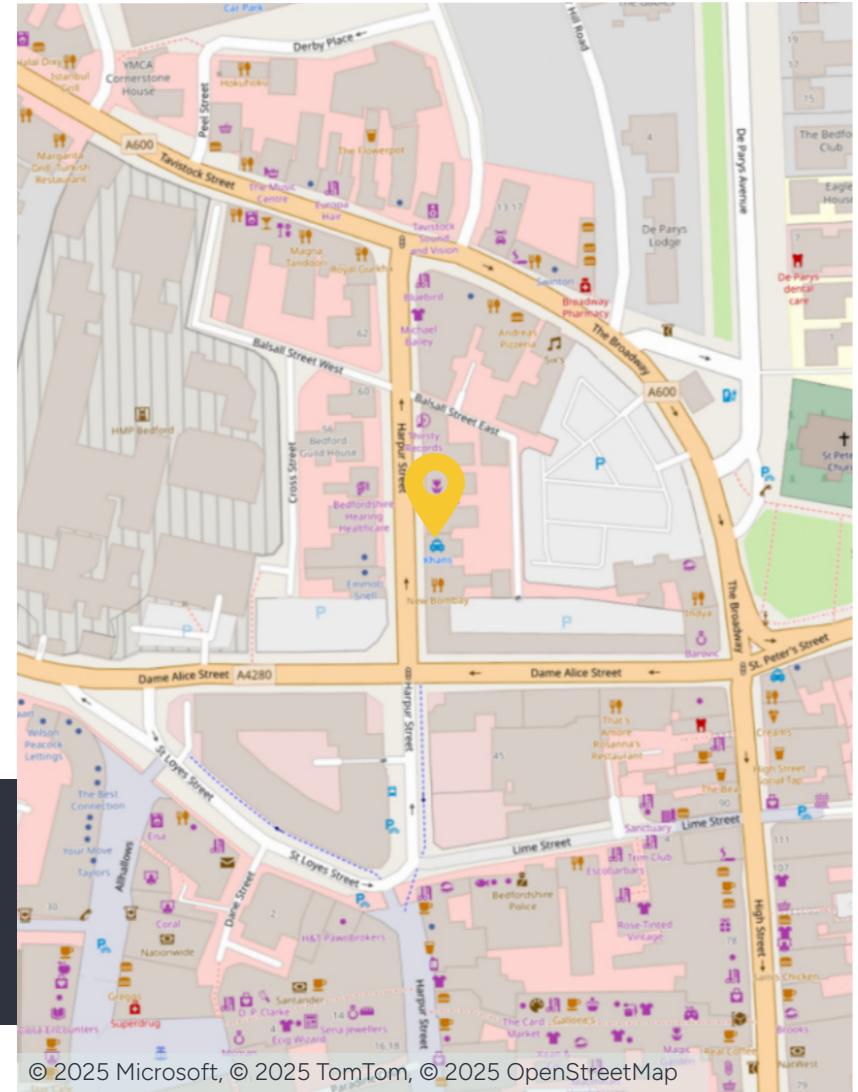
The property is located on Harpur Street which is a sought-after location in Bedford town centre housing a variety of commercial outlets including restaurants, hair salons florists etc. Bedford, the county town of Bedfordshire is situated approximately 11 miles from junction 13 of the M1 and within approximately 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.

Accommodation

Description	Sq Ft	Sq M
Basement	167	15.50
Ground Floor	427	39.8
First Floor	447	41.6
Second Floor	312	28.9
Total	1,353	125.8

Locations
 M1 J13: 11 miles
 A428: 1 mile
 Milton Keynes: 18 miles

Nearest station
 Bedford: 1 mile
Nearest airport
 London Luton: 28 miles



Further information

Tenure

Freehold.

The ground floor retail space is currently tenanted with a lease expiring 4th June 2027 with a current rental income of £10,560 per annum.

However the property can also be available with vacant possession.

Asking Price

This property is available to purchase at an asking price of £350,000 exclusive of VAT.

Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

Front of Ground Floor:
Rateable Value £5,600
Rates Payable £2,794.4

Rear of Ground Floor:
Rateable Value £3,200
Rates Payable £1,596.8

2025/2026 Rates Payable 0.499p in the £

Council Tax

Flat 1st & 2nd Floor – B
Local Authority: Bedford
Local Authority Ref: 2006947

EPC

Ground Floor Retail: C 59
Flat: C 70

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Planning

The current permitted uses of the site fall within use class E and C3 of the Town and County planning order updated from the 1st September 2020.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

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

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of this transaction.

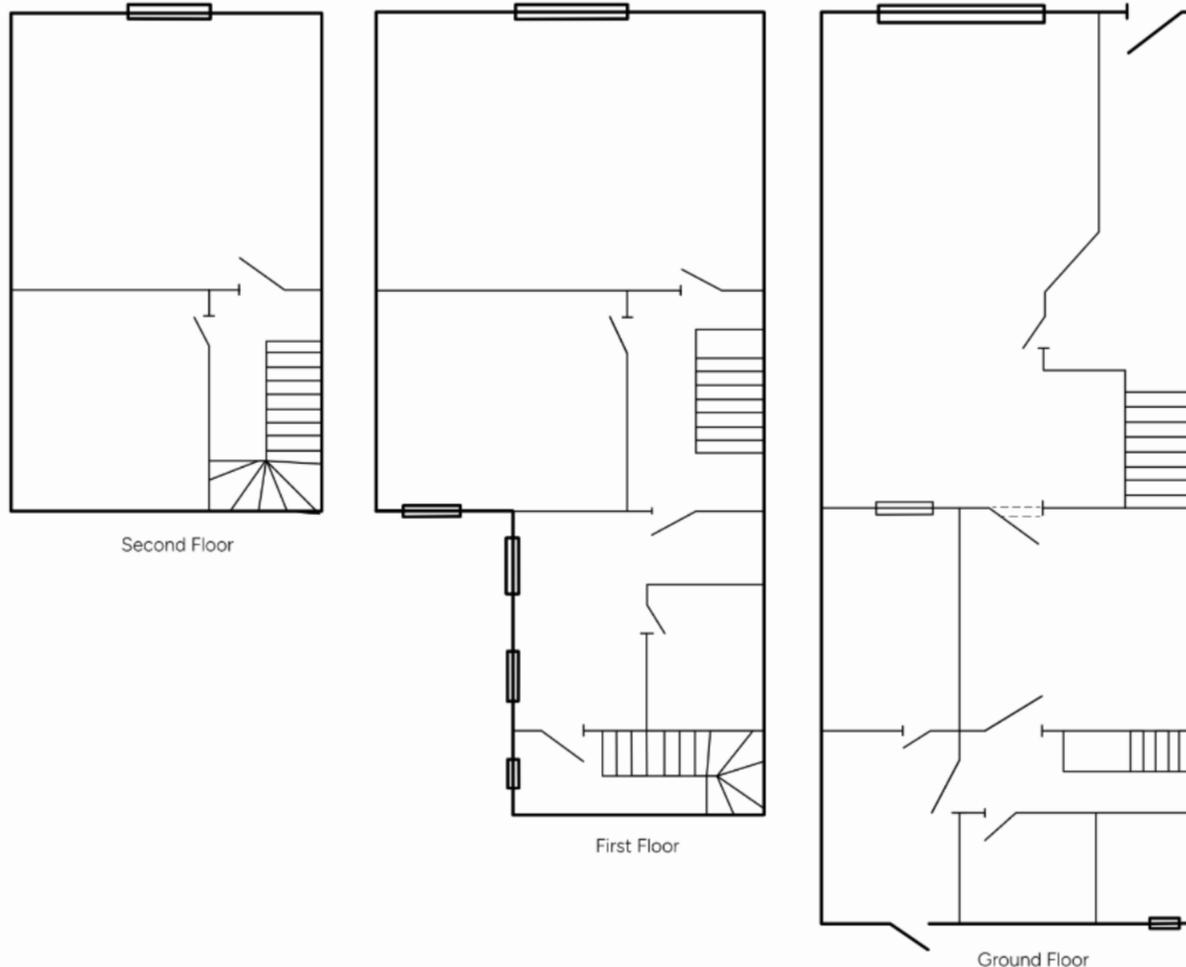
Viewings

Strictly by prior arrangement with the sole agents.

Location

Address: 57 Harpur Street, Bedford, MK40 2SR
What3words: ///claim.basket.hobby

Floorplans



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated February 2026. Photographs dated January 2026.



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