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57 Harpur Street

Bedford, MK40 2SR

Freehold
Retail/Residential

VAT not applicable

1,353 Sq Ft (125.8 Sq M)

For sale | £350,000

Amenities

- Business Rates
- Car Parking
- Town Centre Location
- EPC
- Transport Links
- Freehold

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.

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.

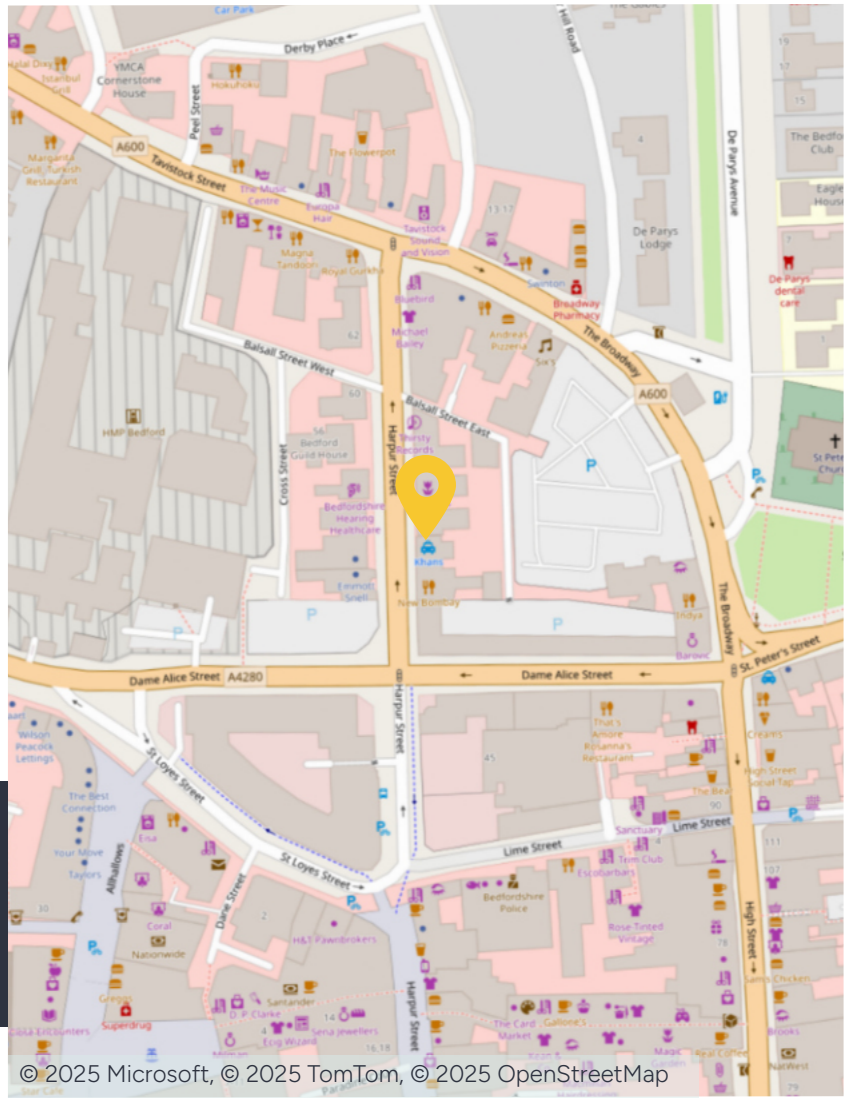
VAT is not applicable

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. The residential flat on the first & second floors currently has a rolling monthly tenancy at £715 pcm.

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.

EPC
Ground Floor Retail: C 59
Flat: C 70

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

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 £

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.

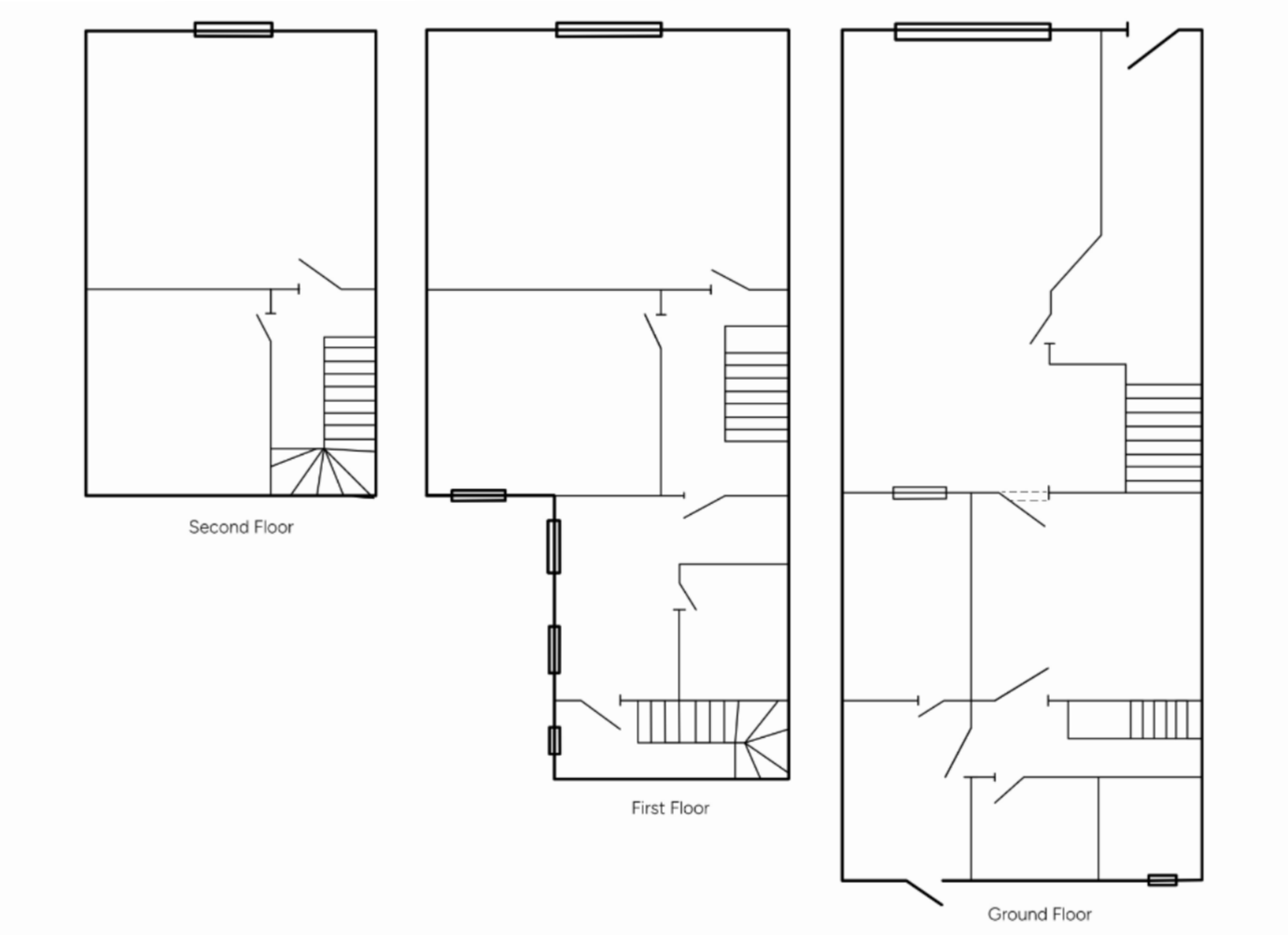
Anti Money Laundering
The successful purchaser will be required to submit information to comply with Anti Money Laundering Regulations.

VAT
Value added tax is not applicable in regards to this transaction.

Viewings
Strictly by prior arrangement with the sole agents.

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

Floorplans



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Contact us

Viewings by appointment only.
To arrange a viewing, please contact:

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Particulars dated February 2026. Photographs dated January 2026.