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70, 70A & 70B High Street

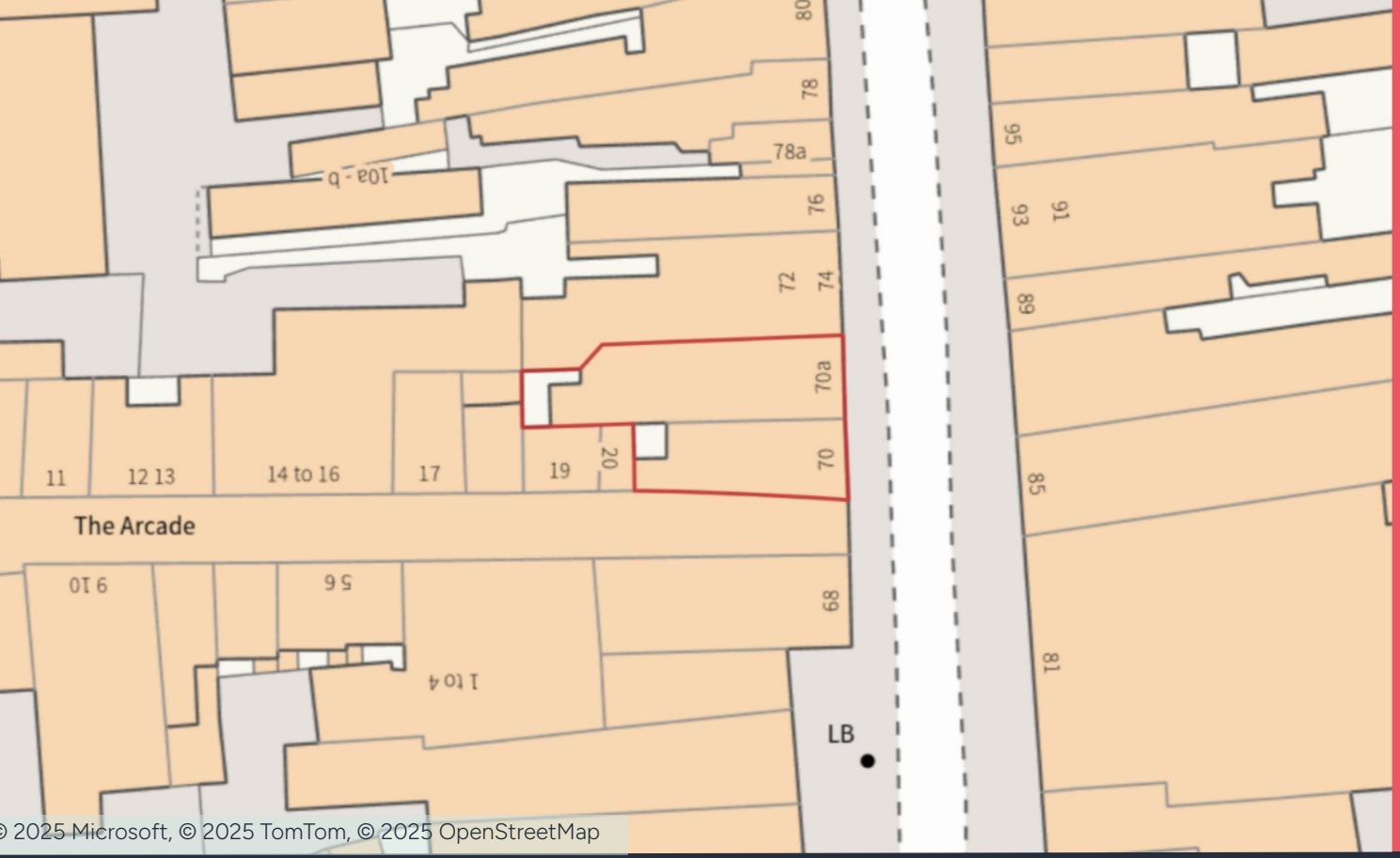
Bedford, MK40 1NN

Freehold
Investment Opportunity

2,571 Sq Ft (338.7 Sq M)



For Sale | £550,000 + VAT



Amenities

- Rent
- Tenant
- Business Rates
- Transport Links
- Town Centre Location
- Freehold

70, 70A & 70B, High Street

2,571 Sq Ft (338.7 Sq M)

Description

The property comprises an attractive mixed-use investment arranged over ground, first and second floors. At ground floor level, the building provides two self-contained commercial retail units both let on new leases dated 2025 and both benefiting from modern glazed shop frontages that offer excellent visibility and prominence onto Bedford High Street.

Above, and accessed independently, is a well-established self-contained three-bedroom split-level apartment arranged over the upper floors. The residential accommodation provides spacious living accommodation and benefits from its own dedicated access, creating a clear separation between the commercial and residential elements.

The property offers an attractive blend of retail and residential income streams within a prime town centre location, making it suitable for investors seeking a diversified mixed-use asset with established occupiers and long-term income potential.

Location

70 High Street occupies a prominent and highly visible position within Bedford town centre, fronting the town's principal retail thoroughfare. The property benefits from significant pedestrian footfall and excellent prominence amongst a diverse mix of national, regional and independent retailers, cafés, restaurants and professional service occupiers.

Bedford is an affluent and expanding market town situated approximately 50 miles north of Central London and benefits from excellent communication links via the A421, A6 and M1 motorway (Junction 13). Bedford Railway Station is within easy walking distance and provides regular Thameslink and East Midlands Railway services to London St Pancras International, London Bridge, Gatwick Airport and the wider national rail network.

The High Street forms part of Bedford's established commercial core, linking directly to Harpur Street, Midland Road and the Harpur Centre shopping destination. Nearby occupiers include a range of recognised retailers, banking institutions, food and beverage operators and leisure providers, generating strong levels of daytime and evening activity within the immediate vicinity.

The town continues to benefit from ongoing investment and regeneration initiatives, together with its strong catchment population and strategic location within the Oxford-Cambridge growth corridor, making Bedford an attractive destination for businesses, investors and occupiers alike.

This central location provides convenient access to public transport, town centre car parks and the River Great Ouse waterfront, which offers a range of leisure and recreational amenities within a short walking distance.



Accommodation

Description	Sq Ft	Sq M
70 High Street - Ground Floor	632	58.7
70 High Street - First Floor	160	114.8
Total	**792**	**173.5**
70A High Street - Ground Floor	994	92.4
70B High Street - First Floor	419	38.9
70B High Street - Second Floor	336	33.9
Total	**785**	**72.8**
Summary Total	2,571	338.7

Locations

M1 J13: 10.5 miles

A1: 9 miles

Milton Keynes:18 miles

Nearest station

Bedford: 1 mile

Nearest airport

London Luton: 28.4 miles



Further information

Tenure

Freehold subject to existing tenancies:

70 High Street

Tenant: PVP5 Ltd t/a Oodles Chinese Bedford
Term: 10 years from 17 October 2025
Rent: £17,500 per annum
Tenant Break Option: 17 October 2030
Rent Review: 17 October 2030, upwards-only open market review.
Rent Deposit Held: £4,375

70A High Street

Tenant: Cancer Research UK in occupation since 2011.
Term: 5-year FRI lease from September 2024
Rent: £17,500 per annum
Tenant Break Option: 25 September 2027 (subject to 6 months notice and break payment equivalent to 3 months rent)

70B High Street

Licence Agreement with Rent Connect Ltd
Rent: £950 per calendar month or £11,400 per annum

Asking Price

This property is available to purchase at an asking price of £550,000 exclusive of VAT.

Business Rates

Occupiers are responsible for paying business rates directly to the local authority.
2026/2027 Rates Payable 0.382p in the £.

70 High Street
Rateable Value £8,600
Rates Payable £3,285.2

70A High Street
Rateable Value £15,750
Rates Payable £6,016.5

EPC

70 High Street: D - 79
70A: TBC
70B: D - 58

Legal Costs

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

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.

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.

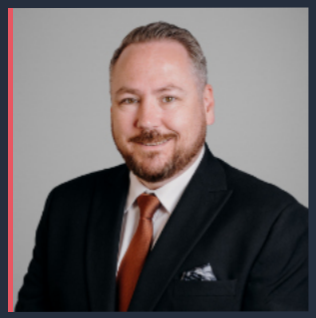
Location

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fisher german

Contact us

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



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Particulars dated September 2026. Photographs dated September 2026.