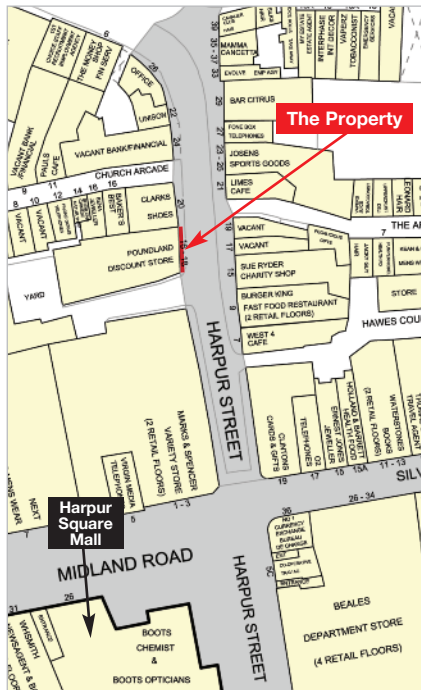


Bedford
16-18 Harpur Street
Bedfordshire
MK40 1LB

- **Freehold Shop Investment**
- Total accommodation of 882.20 sq m (9,497 sq ft)
- Entirely let to Poundland Limited
- Pedestrianised town centre location
- Well located between Marks & Spencer and Clarks Shoes and some 100m from Harpur Square Mall
- Current Rent Reserved
£40,000 pa

SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Bedford is the county town of Bedfordshire located some 80km (50 miles) north of London, between the A1 and M1 Motorway. The town is well served by rail connections, with frequent services to London St Pancras (fastest journey time 35 minutes). This corner property is situated in the town centre on the west side of the pedestrianised section of Harpur Street, between Marks & Spencer and Clarks. Other occupiers close by include Burger King, Next, O2, Virgin Media, Boots and Beales Department Store, amongst many others. An entrance to the Harpur Square Mall is some 100m from the property.

Description

The property is arranged on ground and three upper floors to provide a large ground floor shop with further sales area at first floor level. The second and third floors provide storage and staff accommodation. The property benefits from a secure service yard to the rear.

The property provides the following accommodation and dimensions:

Ground Floor	277.40 sq m	(2,986 sq ft)
First Floor	273.00 sq m	(2,939 sq ft)
Second Floor	285.00 sq m	(3,068 sq ft)

Third Floor 46.80 sq m (504 sq ft)

Total 882.20 sq m (9,497 sq ft)

NB. Not inspected by Allsop. Areas sourced from VOA website

Tenancy

The entire property is at present let to POUNDLAND LIMITED for a term of years from 29th July 2016 expiring 28th July 2020 at a current rent of £40,000 per annum. The lease does not provide for any further rent reviews and contains full repairing and insuring covenants. There is a mutual rolling break option on 3 months' notice.

Tenant Information

Founded in 1990, Poundland has over 800 stores in the UK and over 60 in the Republic of Ireland and employs over 18,000 staff (Source: www.poundland.co.uk).

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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