

Bedford

Eagle Court 47 Harpur Street Bedfordshire MK40 2SR

- **Freehold Office Building**
- Comprises 8,922 sq ft over three floors
- Car parking provided at the rear for 21 cars
- Town centre location

**Offered with
Vacant Possession**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location
The county town of Bedford has a population of some 74,000 and is situated on the River Great Ouse, 46 miles north of London, 12 miles east of Milton Keynes and 30 miles west of Cambridge. The town is served by the A6, A422 and A428 whilst the A421 provides access to the M1 Motorway (Junction 13, 10 miles) and the A1 dual carriageway (11 miles). The property is situated on the corner of Harpur Street and Dame Alice Street, just to the north of the town centre. Occupiers close by include a number of accountants and solicitors.

Description
The property is arranged on ground, first and second floors to provide an office building benefiting from suspended ceilings, recessed lighting, perimeter trunking and central heating. Car parking is provided at the rear for 21 cars.

The property provides the following accommodation and dimensions:

Ground Floor	269 sq m	(2,896 sq ft)
First Floor	280 sq m	(3,013 sq ft)
Second Floor	280 sq m	(3,013 sq ft)

Total **829 sq m** **(8,922 sq ft)**

NB. Information provided by the Vendor, not inspected by Allsop.

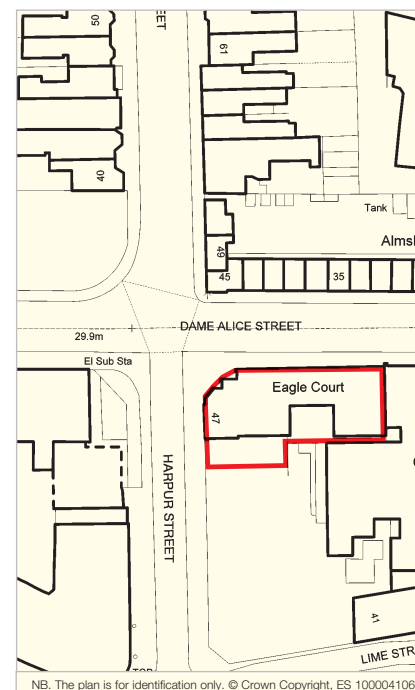
Permitted Development Rights

Conversion of the first floor from commercial to residential use could be permitted under the recent amendments to The General Permitted Development Order 1995. Purchasers are deemed to have made their own enquiries in this regard. All enquiries to the local authority. Bedford Borough Council (www.bedford.gov.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

Seller's Solicitor M Russell Esq, Hewitsons. Tel: (01223) 461155 e-mail: michaelrussell@hewitsons.com

Joint Auctioneer Michael Roberts, Lambert Smith Hampton. Tel: (01582) 450444 e-mail: mproberts@lsh.co.uk