

Bedford

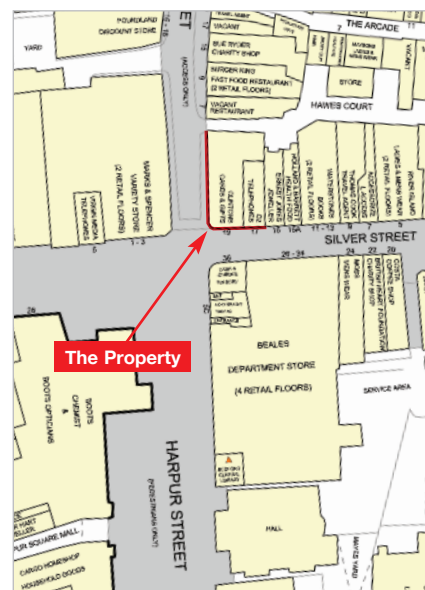
17-19 Silver Street & 5 Harpur Street Bedfordshire MK40 1SY

- **First Class Freehold Shop Investment**
- Let to Telefonica UK Ltd and AG Retail Cards Ltd
- Prominent pedestrianised corner position
- Attractive period building
- Comprises 745 sq m (8,019 sq ft)
- Rent Reviews 2017
- Total Current Rents Reserved
£212,500 pa

On the Instructions of Knight Frank Investment Management



SIX WEEK COMPLETION AVAILABLE



Tenure

Freehold.

Location

Bedford is the county town of Bedfordshire and is a strong commercial and retail centre located 80km (50 miles) north of London, 29km (18 miles) north-east of Milton Keynes and 34km (21 miles) south-east of Northampton. The town benefits from excellent transport links and is strategically located between the major arterial routes of the A1 and M1 Motorway, which are 10 miles to the east and west respectively. The A421 southern bypass is a primary link between the A1 and M1, with the section between Bedford and Junction 13 of the M1 having recently been upgraded to dual carriageway. The A421 additionally links with the A6, which provides direct access to Luton to the south. The town is well served by rail connections with frequent services to London St Pancras with a fastest journey time of 35 minutes. International air travel is provided at London Luton Airport approximately 20 miles to the south. The properties are prominently situated on the northern side of the pedestrianised Silver Street, at its junction with Harpur Street in a prime retail position. The Harpur Centre is situated to the south-west of the properties, with Marks & Spencer, Beales Department Store and Debenhams in close proximity. Bedford Rail Station is located a short walk to the west and the new Bedford Riverside leisure development is a short walk to the south.

Occupiers close by include Marks & Spencer (opposite), Beales Department Store, Boots, WH Smith, Next, Topman/Top Shop, Ernest Jones, Waterstones, Holland & Barrett, Specsavers and Primark.

Description

The properties are arranged on ground and two upper floors to provide two well configured ground floor shop units. 19 Silver Street and 5 Harpur Street have first and second floor staff and storage accommodation, whilst 17 Silver Street has first floor staff and ancillary accommodation with the second floor presently unused by the tenants.

VAT

VAT is applicable to this lot.

Documents

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

Energy Performance Certificate

17 Silver Street EPC Rating 94 Band D
19 Silver Street and 5 Harpur Street EPC Rating 72 Band C
(Copies available on website)

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
17 Silver Street	Telefonica UK Ltd (1)	Ground Floor 81.2 sq m (874 sq ft) First Floor 49.7 sq m (535 sq ft) Second Floor 57.5 sq m (619 sq ft) Total 188.4 sq m (2,028 sq ft)	10 years from 24.06.2012 Rent review in the 5th year FR & I	£67,500 p.a.	Rent Review June 2017
19 Silver Street	AG Retail Cards Ltd	Ground Floor 160.5 sq m (1,728 sq ft) First Floor 138.8 sq m (1,494 sq ft) Second Floor 24.4 sq m (263 sq ft) Total 323.8 sq m (3,485 sq ft)	7 years from 25.03.2015 Rent review on 24.03.2017 FR & I	£98,475 p.a.	Rent Review outstanding
5 Harpur Street	AG Retail Cards Ltd	Ground Floor 77.2 sq m (831 sq ft) First Floor 96.3 sq m (1,037 sq ft) Second Floor 59.3 sq m (638 sq ft) Total 232.8 sq m (2,506 sq ft)	7 years from 24.06.2015 Rent review 24.06.2017 FR & I	£46,525 p.a.	Rent Review June 2017
		Total	745.0 sq m (8,019 sq ft)	Total £212,500 p.a.	

(1) For the year ended 31st December 2015, Telefonica UK Ltd reported a turnover of £5.393bn, a pre-tax profit of £1.405bn, shareholders' funds of £1.992bn and a net worth of £647m. (Source: Experian 15.06.2017.)

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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