

15 Harpur Street,
Bedford, Bedfordshire MK40 1LA

Freehold (4) Retail Investment

Lot 4

£50,000 per annum
exclusive (1)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground	Retail/Ancillary	178.84 sq m (1,925 sq ft)	SUE RYDER	10 years from 28/07/2016 until 27/07/2026 (3) on a full repairing and insuring lease	£50,000 (1)	28/07/2021
First	Retail/Ancillary	141.39 sq m (1,522 sq ft)	(2)			
Totals		320.23 sq m (3,447 sq ft)			£50,000 (1)	

- (1) The lease is subject to fixed rental increases until July 2020. The current rent under the terms of the lease is £22,500 per annum rising to £45,000 per annum on 28/10/2017, rising to £47,500 per annum on 28/07/2018 and then £50,000 per annum on 28/07/2020. The seller has agreed to adjust the completion monies so that the property will effectively produce £50,000 per annum from completion of the sale.
- (2) Sue Ryder is a registered charity providing health and social care services in local communities. Sue Ryder has more than 11,000 volunteers and is supported through fundraising and retail activities via over 450 outlets nationwide. (Source: www.sue Ryder.org 09/01/2017). This is Sue Ryder's only shop in Bedford town centre with their St. John's Hospice located about six miles away.
- (3) The lease is subject to a tenant only option to determine on 28th July 2021.
- (4) Part of the shop to the rear at ground floor is held long leasehold for a term of 999 years from 9th September 1960.

Key Details

- Let to Sue Ryder
- New 10 year lease from July 2016 (subject to option)
- Close to Marks & Spencer, Primark, Debenhams, Boots the Chemist and Next
- Pedestrianised trading location close to The Harpur Shopping Centre
- Popular and affluent county town

Location

Miles: 17 miles north-east of Milton Keynes
28 miles south-west of Cambridge
Roads: A6, A421, A428, M1
Rail: Bedford Railway Station
Air: London Luton Airport

Situation

The property is prominently situated on the eastern side of Harpur Street, which connects to Silver Street to the south, in the heart of Bedford town centre. Nearby occupiers include Clarks, Poundland and Burger King, with Marks & Spencer diagonally opposite. The Harpur Shopping Centre is located nearby housing retailers including Primark, Tesco Metro, Boots the Chemist, WH Smith and Debenhams.

Description

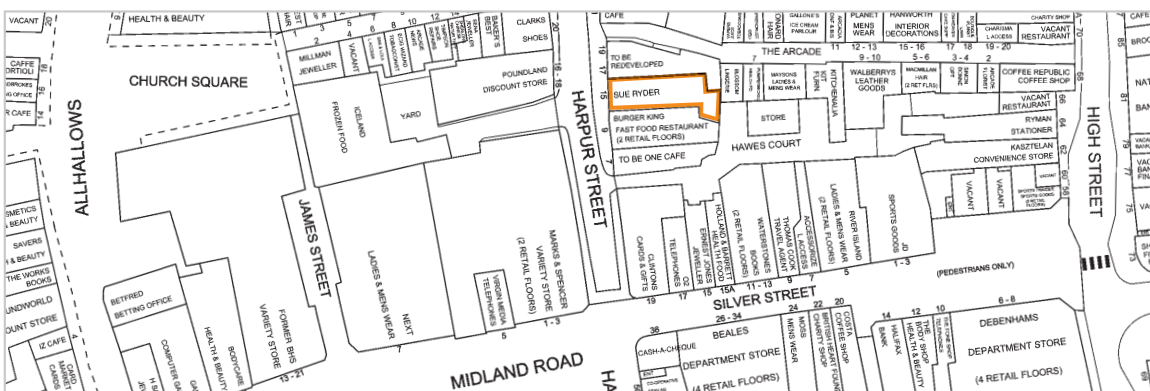
The property comprises a ground floor shop with retail/ancillary accommodation on the first floor.

Tenure

Majority Freehold (4).

VAT

VAT is applicable to this lot.



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