



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Retail/Ancillary	182.27 sq m (1,962 sq ft)	SHOE ZONE	10 years from	£75,000	27/06/2016
First	Ancillary	93.36 sq m (1,005 sq ft)	RETAIL LIMITED (1)	27/06/2011 on a full repairing and insuring lease		(26/06/2021)
<b>Totals</b>		<b>275.63 sq m (2,967 sq ft)</b>			<b>£75,000</b>	

(1) For the year ending 3rd October 2015, Shoe Zone Retail Limited reported a turnover of £166,819,000, pre-tax profits of £12,723,000 and a total net worth of £36,809,000 (Source: Experian Group 17/01/2017).

### Key Details

- Let to Shoe Zone Retail Limited
- 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

### On Behalf of a Major Fund Manager

### 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 situated in an excellent trading location on the northern side of the pedestrianised Midland Road, which connects to Harpur Street and Silver Street, in the heart of Bedford town centre. Nearby occupiers include Marks & Spencer, Costa, Next and New Look. 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 ancillary accommodation on the first floor.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.



Copyright and confidentiality Experian, 2013. © Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

**Acuitus**  
Gwen Thomas  
+44 (0)20 7034 4857  
gwen.thomas@acuitus.co.uk

**Acuitus**  
Georgina Roberts  
+44 (0)20 7034 4863  
georgina.roberts@acuitus.co.uk

**Buyer's Legal Report Service:**  
Dentons  
Greg Rigby  
+44 (0)20 7329 3968  
greg.rigby@dentons.com

**Seller's Solicitors: Hamlins LLP**  
Joseph Holder  
+44 (0)20 7355 6112  
jholder@hamlins.co.uk