BEDFORD 18-32 Midland Road, MK40 1PS





Prime High Street Opportunity - Freehold / To Let * Subject to vacant possession - Staff Unaware



EXECUTIVE SUMMARY

- 100% prime retail location.
- Good transport links including rail links to London St Pancras within 35 minutes.
- Bedford is a wealthy commuter town.
- Freehold or Leasehold opportunity.

LOCATION

The property occupies a prime trading location on the pedestrianised section of Midland Road located adjacent to Harpur Shopping Centre.

Retailers in close proximity include **Primark**, **Waterstone's**, **Specsavers**, **Costa**, **Shoe Zone**, **CEX** and **Poundland**.

Bedford is to benefit from £11.3m of government funding including the regeneration and restoration of St Paul's Square, improvements to the Greyfriars junction and enhancements to Midland Road.

LEASE

A new fully repairing and insuring lease for a term to be agreed, contracted inside the Landlord & Tenant Act.

RENTAL

On application.

FREEHOLD

With vacant possession, price on application.

AREAS

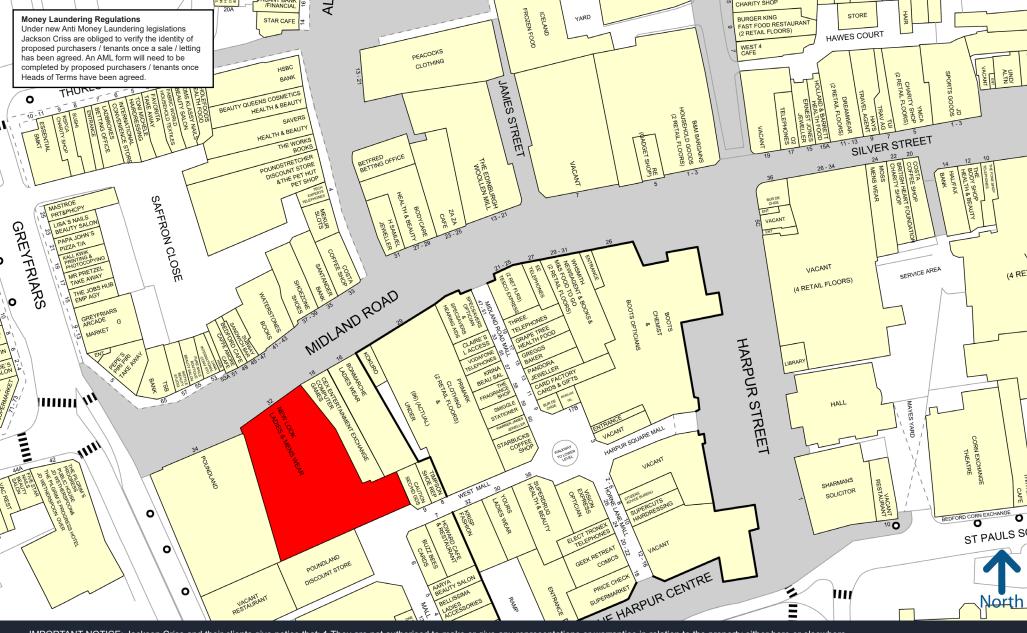
Ground Floor: 1st Floor: Total Area: 16,652 sq ft 7,402 sq ft 24,054 sq ft 1,547.02 sq m 687.67 sq m 2,234.69 sq m

RATEABLE VALUE

£192,000 (2023)

EPC

EPC rating - C



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JACKSON CRISS





30 million people within a 2.5 hour drive



Less than 10 minutes to M1



GDP of £4.8BN / low unemployment rate of 1.9%



40,000 students within 30 miles

VIEWING

For further information, or an appointment to view, please contact:

Andrew Criss andrewc@jacksoncriss.co.uk 020 7637 7100 07831 213 396

Jacob Matthews jacobm@jacksoncriss.co.uk 020 7637 7100 07817 722 323

