

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

RATEABLE VALUE

£192,000 (2023)

EPC

EPC rating - C

Money Laundering Regulations

Under new Anti Money Laundering legislations Jackson Criss are obliged to verify the identity of proposed purchasers / tenants once a sale / letting has been agreed. An AML form will need to be completed by proposed purchasers / tenants once Heads of Terms have been agreed.



IMPORTANT NOTICE: Jackson Criss and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Jackson Criss have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



VIEWING

For further information,
or an appointment to view,
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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

JACKSON CRISS