

Unit 17B | The Harpur Centre
Bedford | MK40 1TJ

Retail/Catering Kiosk Unit | To Let



Prime location within the
central concourse of the
Shopping Centre

Unit 17B | The Harpur Centre | Bedford | MK40 1TJ

Location

The Harpur Centre is situated in the heart of Bedford and is the principal shopping centre within the town anchored by Primark, WH Smith and Boots.

Tesco have recently opened a new store on the Midland Road entrance to the scheme. Putt Putt Noodle have also taken a large leisure box within the scheme, with dual entrances on to both Midland Road and the lower level of the scheme.

Riverside Bedford is directly opposite the Horne Lane entrance to the scheme which comprises a 7 screen Vue Cinema, a Premier Inn and a number of restaurants.

Description

The kiosk unit is situated in a prime trading position within the central concourse of the scheme adjacent to Boots and opposite Starbucks, Superdrug and Vision Express.

The central concourse links directly via stairs and a lift, providing ease of access to the lower level of the scheme which includes Energie Fitness, Putt Putt Noodle, WH Smith and 92 dedicated customer car parking spaces.

Other nearby retailers include Pandora, Yours, Warren James, Card Factory, Eurochange and Greggs.

Accommodation

The property has the following approximate floor area:-

Shop frontage		3.34 m		11 ft
Internal width		5.81 m		19 ft 1 in
Shop depth (max)		5.41 m		17 ft 9 ins
Ground floor sales		30.56 Sq.m		329 Sq.ft

Rent

£20,000 per annum, exclusive of rates, service charge, VAT and other outgoings.

Terms

The premises are available on a new effective full repairing and insuring lease for a term of years to be agreed, incorporating upward only rent reviews at the end of every 5th year.

Service charge

The service charge for 2023 is estimated to be £5,242 per annum.

Water & drainage

The premises will benefit from the supply of water and drainage, making the kiosk suitable for catering uses.

EPC

Details available upon request. Rating B 27.

Rates

The VOA website shows that the new Rateable Value from April 2024 will be £10,750.

For rates payable please refer to the Local Charging Authority, Bedford Borough Council - 01234 718097.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Leasing brochure

For further details click [Here >](#)



Contact

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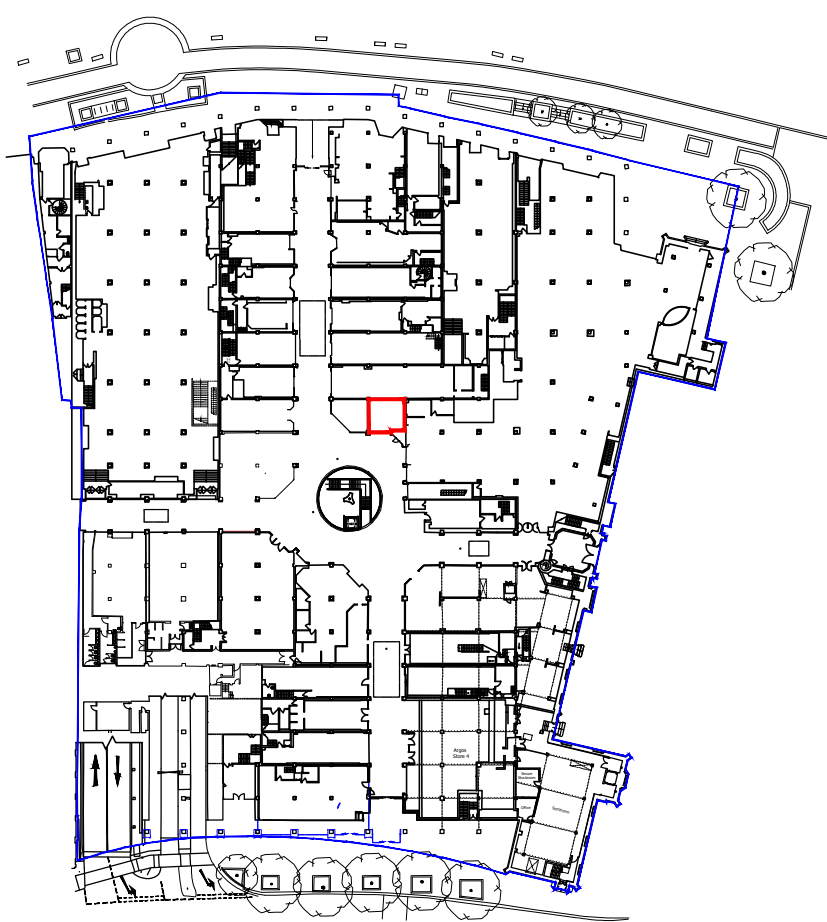
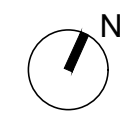
Or joint agents
Lunson Mitchenall
020 7478 4950

VIEWINGS - Strictly by appointment

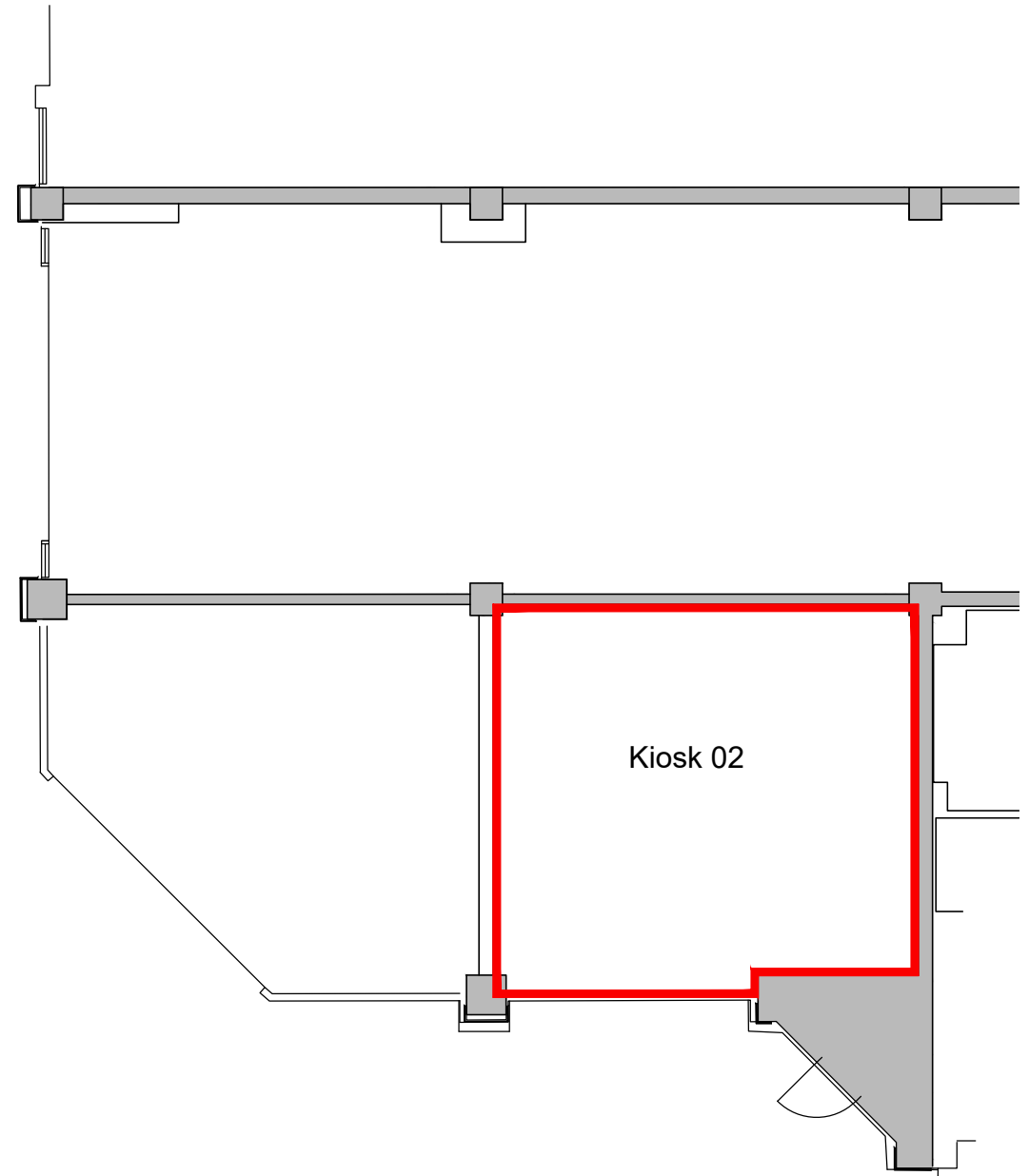
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• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
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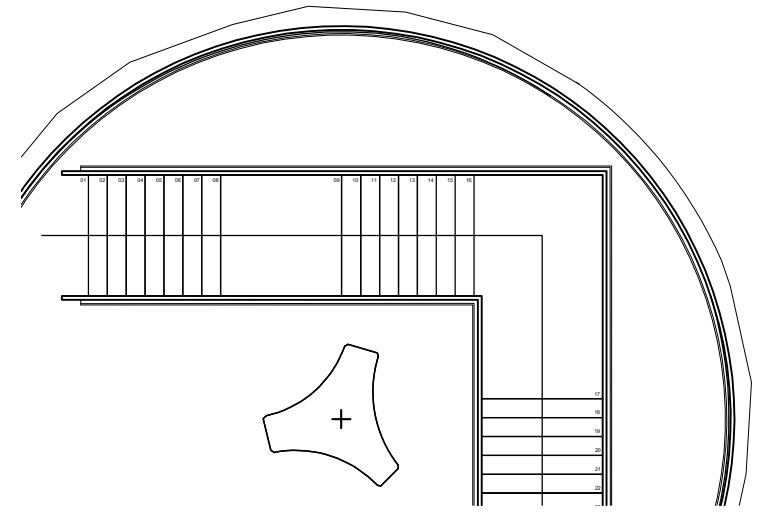
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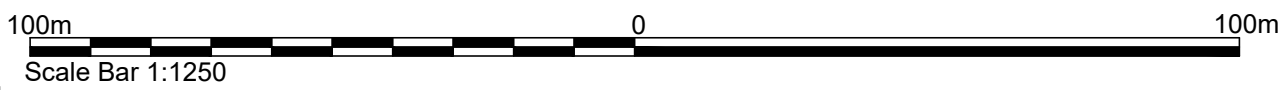
SITE LOCATION PLAN
1:1250



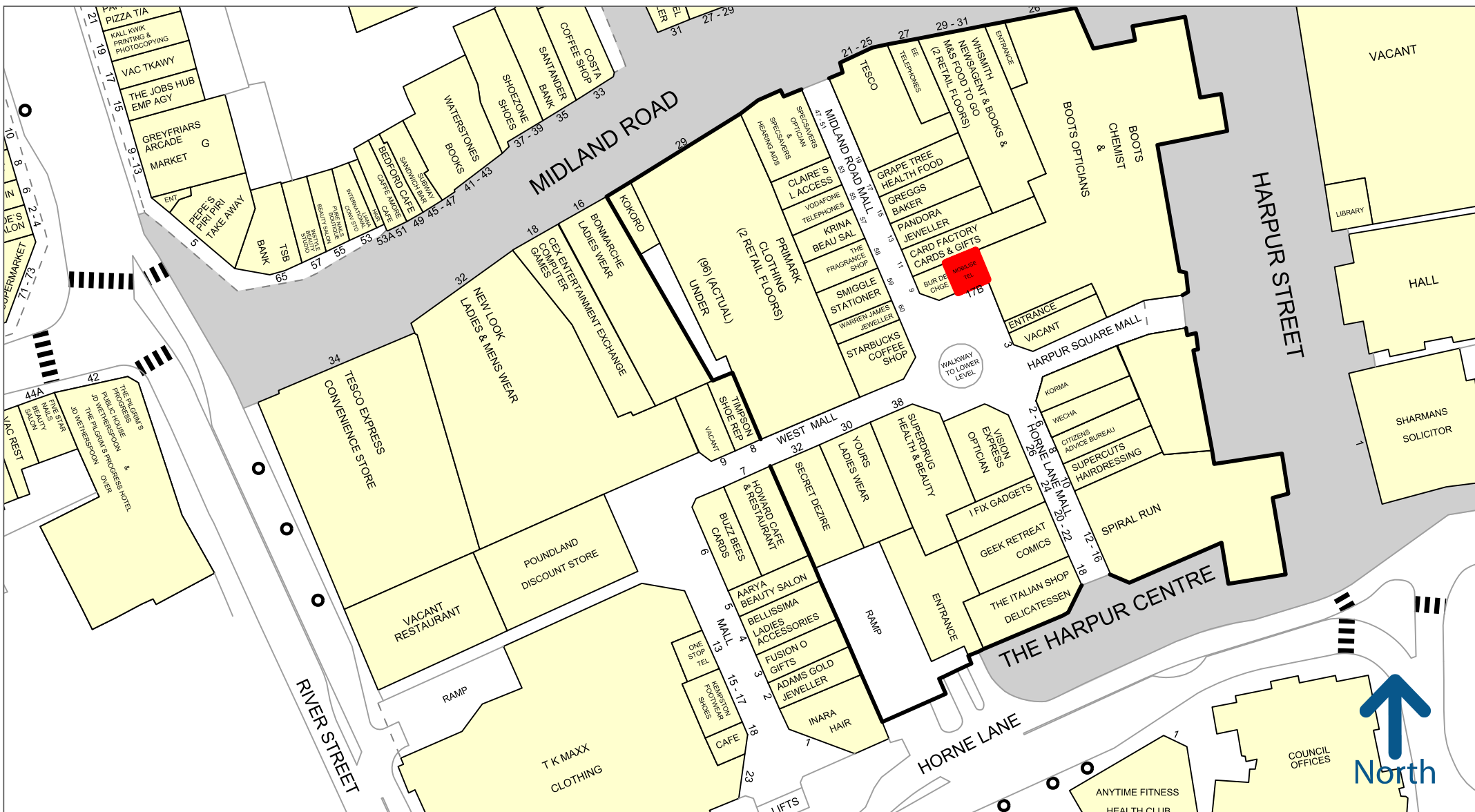
Kiosk 02



GROUND FLOOR PLAN
1:100



REV	DATE	NOTES	CHK	
Client				
HARPUR CENTRE BEDFORD LTD.				
Project				
HARPUR CENTRE HORNE LANE BEDFORD, MK40 1TJ				
Drawing Title				
UNIT KIOSK 02 GROUND FLOOR DEMISE PLAN & SITE LOCATION PLAN				
Drawn	Checked	Paper Size	Scale	Date
JC	IW	A3	1:100/1:1250	DEC 2019
Project No.	Drawing No.	Revision		
16271	U17B-003	00		



50 metres

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Experian Goad Plan Created: 07/02/2024

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