

Unit 25 | The Harpur Centre |
Bedford | MK40 1TJ

Restaurant / Café | To Let |

With External Seating to Harpur Square*



*subject to approved pavement licence



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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.

New retail units

The owners of The Harpur Centre have redeveloped part of the scheme and have created a number of new units, one of which will be this unit fronting onto Harpur Square

Harpur Square is a major route linking the town centre to Riverside Leisure Scheme, which is anchored by a 7 screen VUE Cinema and Premier Inn. The scheme also incorporates a number of restaurants including Miller & Carter, Olive Tree, Wagamama, Zizzi and Albero Lounge.

External seating

Major plans are proposed for Harpur Square in 2024 including new lighting, levelling the Bandstand and the relocation of existing tree/planters, all in order to significantly improve visibility and the overall appearance of the location. New water and power supplies are also proposed, allowing the future hosting of live events.

Subject to a pavement licence, the premises will have the benefit of external seating positioned immediately outside the unit on Harpur Square.

Accommodation

The new premises, benefits from an external entrance to Harpur Square and also internally from within the Mall.

The unit provides the following approximate net internal floor areas:-

Ground floor		174 Sq.m		1,872 Sq.ft
First floor		184 Sq.m		1,980 Sq.ft

Rent

£40,000 per annum, exclusive of rates, insurance, service charge and VAT.

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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

Service charge for 2023 is estimated to be £26,863 per annum.

EPC

An EPC has been commissioned and is awaited

Rates

The subject premises form part of a larger block redevelopment and as such, the rates will need to be reassessed. Interested parties should make their own enquiries of the LRA.

Legal costs

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

Leasing brochure

For further details click [Here >](#)



VIEWINGS - Strictly by appointment

Contact

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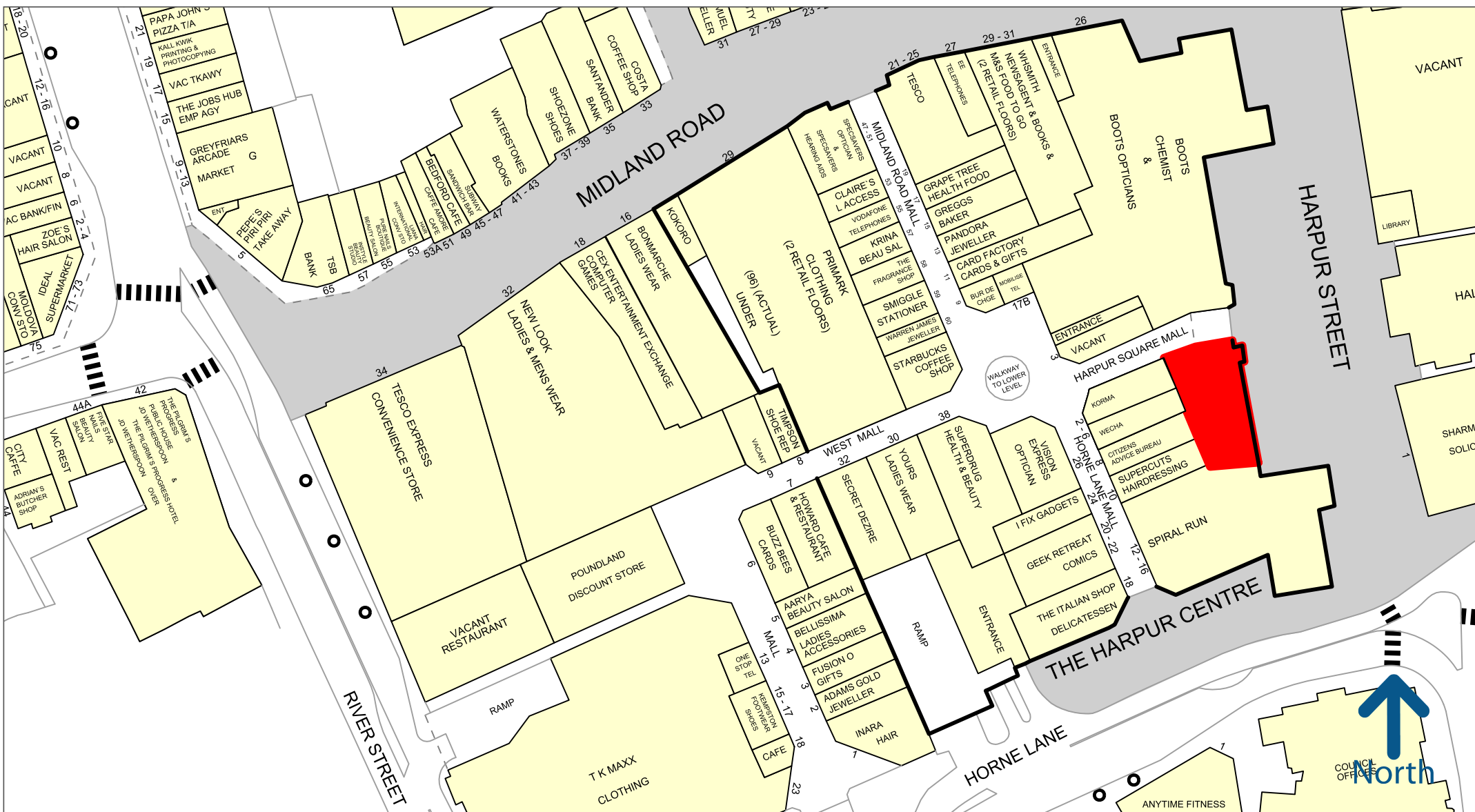
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- Corporate structure and ownership details
- Identification and verification of ultimate beneficial owners
- Satisfactory proof of the source of funds for the Buyer/Funder/Lessee

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50 metres

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