

Unit 16 | The Harpur Centre |  
Bedford | MK40 1TJ

New Retail/Catering Unit | To Let |

Prime Location within the Central Concourse



- Prominent extended frontage with new glazed shopfront
- Adjacent to Boots
- Potential for outside mall seating

## Unit 16 | 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 unit is situated in a prime trading position within the central concourse of the scheme adjacent to Boots and opposite Starbucks, Superdrug and Vison Express.

The unit is to be extended to take in an adjacent escalator area to improve the frontage and visibility of the premises. New full height glazed frontage with the potential for outside mall seating.

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 areas:-

Ground floor		121.28 Sq.m		1,305 Sq.ft
First floor		46.45 Sq.m		500 Sq.ft

### Rent

£45,000 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 £12,615 per annum.

### Water & drainage

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

### EPC

Details available upon request. Rating B 41.

### Rates

To be re-assessed.

### 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

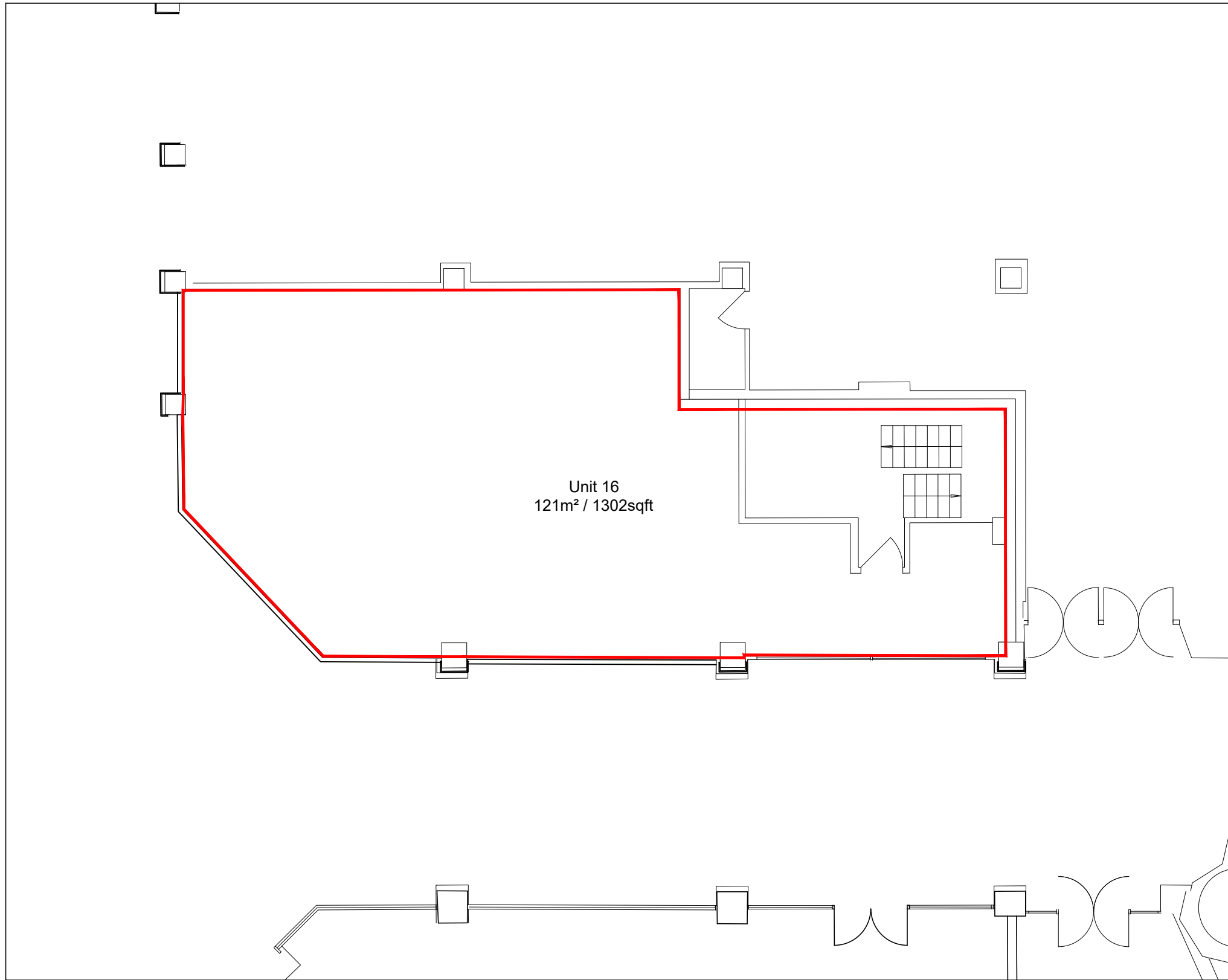
Damian Sumner  
07974 085738  
damian.sumner@brasierfreeth.com

Or joint agents  
Lunson Mitchenall  
020 7478 4950

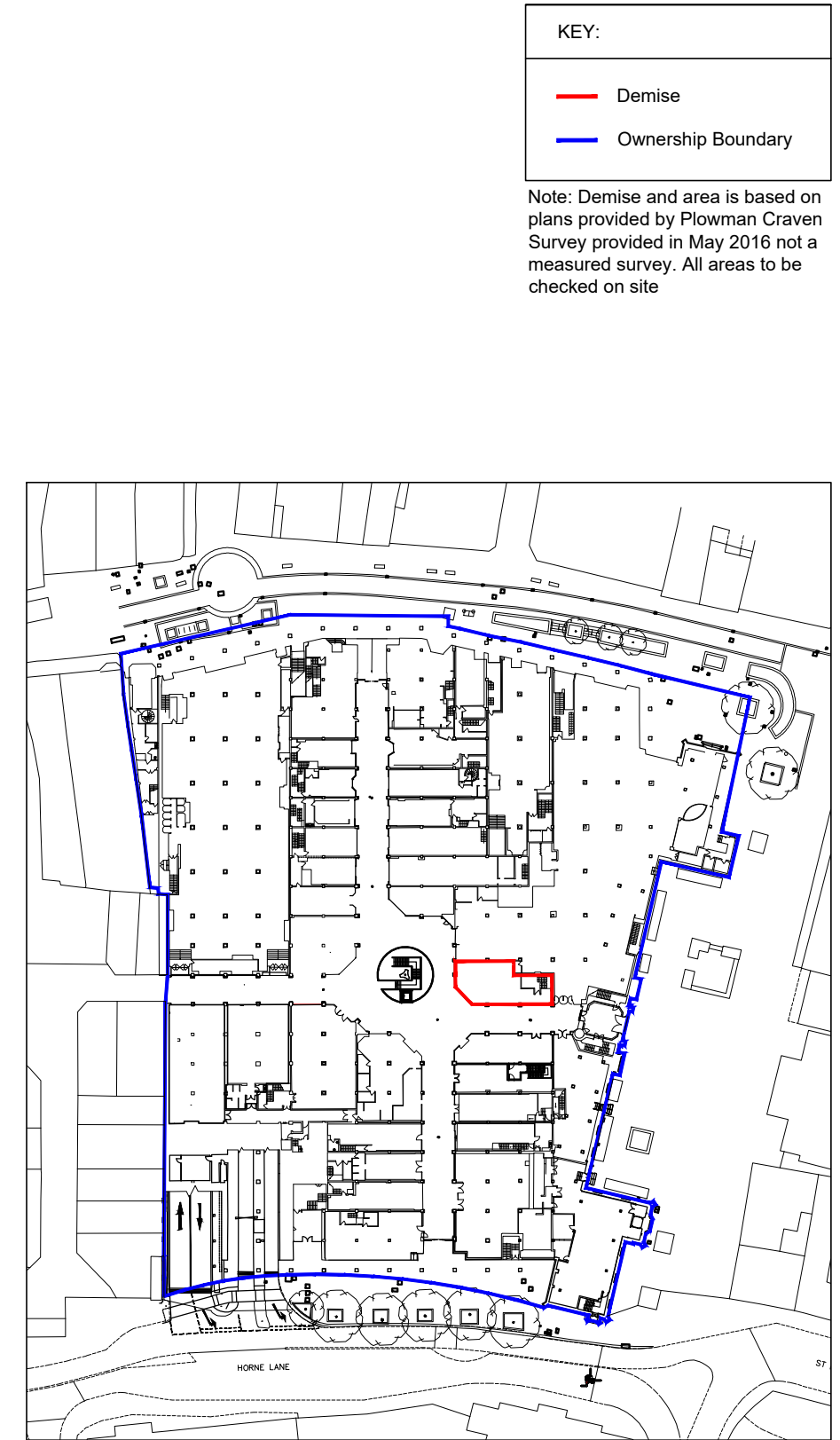
VIEWINGS - Strictly by appointment

[brasierfreeth.com](https://www.brasierfreeth.com)

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents/quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for anti-money laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.  
Information required will include:  
• Corporate structure and ownership details  
• Identification and verification of ultimate beneficial owners  
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee  
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >



1 Ground Floor Plan  
1:100



2 Site Location Plan  
1:1250

KEY:

- Demise
- Ownership Boundary

Note: Demise and area is based on plans provided by Plowman Craven Survey provided in May 2016 not a measured survey. All areas to be checked on site

0 1.0 2.0 3.0 4.0 5.0 7.0m  
1:100

0 10.0 30.0 50.0 75.0m  
1:1250

The copyright of this drawing is vested with Corstorphine & Wright Ltd and must not be copied or reproduced without the consent of the company.

03	Drawing anomaly rectified	09.02.2024	EHC	IW
02	Internal walls omitted.	08.02.2024	EHC	IW
01	Escalator omitted	06.02.2024	EHC	IW
Rev.	Description	Date	Drw.	Chk.

Client  
Harpur Centre Bedford Ltd.

Project  
Harpur Centre Bedford

Drawing Title  
Unit 16 Lease Plans Ground Floor

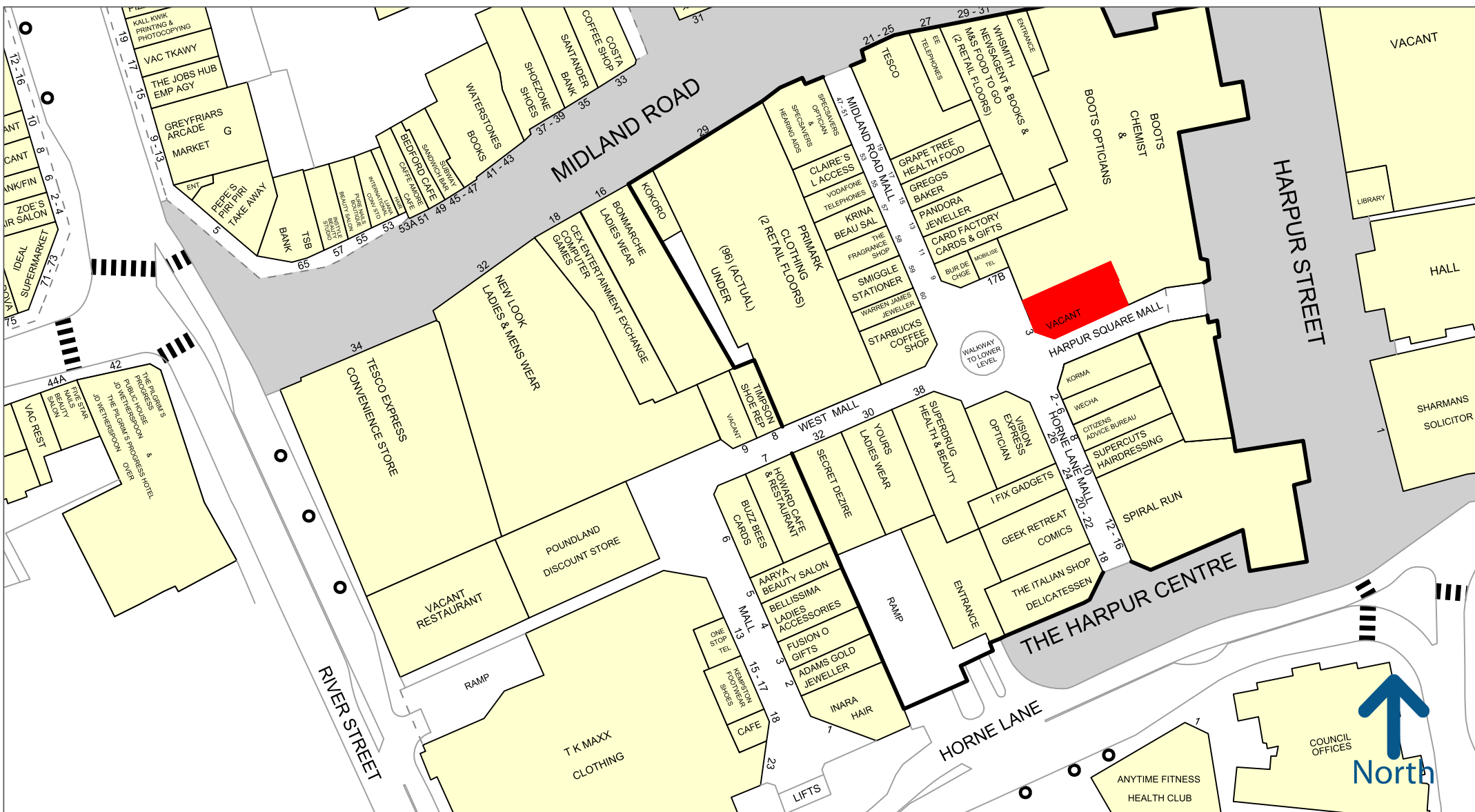
Drawing Status  
**INFORMATION**

Warwick Studio  
Brook Hall, Brook Street, Warwick, CV34 4BL  
01926 658 444  
corstorphine-wright.com

Drawing No.  
21640-7023

Revision  
03

Drawn	Checked	Paper Size	Scale	Date
IW	EH	A3	1:100/1:1250	06.02.2024



50 metres

Experian Goad Plan Created: 07/02/2024

Created By: Brasier Freeth

For more information on our products and services:

[www.experian.co.uk/business-products/goad](http://www.experian.co.uk/business-products/goad) | [salesG@uk.experian.com](mailto:salesG@uk.experian.com)

