

# UNIT 29 HARPUR CENTRE BEDFORD

MK40 1TP

**bf.**

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**stimpsons eyes**

*Prime Retail Unit - To Let  
Opposite Primark*

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## LOCATION

Bedford is the market town of Bedfordshire, with a primary catchment area of c. 320,000 people. The town is easily accessible from the M1 and the A1, as well as by train with regular services from St Pancras. Universal Studios have recently purchased a parcel of land on the A421 on the outskirts of Bedford with the view to construct its first UK theme park.

The Harpur Centre is situated in the heart of Bedford and is the town's principal Shopping Centre. It is anchored by Primark, Boots and Superdrug.

Other notable tenants include Pandora, Starbucks and Tesco Express.

The scheme benefits from 92 dedicated customer car parking spaces.

Putt Putt Noodle has recently opened in the centre which has further improved the leisure offer of the area. Energie Fitness are also represented on the lower ground floor.

Horne Lane links via a newly installed crossing to Riverside Bedford which includes Zizzi, Vue Cinema and a Premier Inn.

Shopping Centre Opportunity  
**TO LET**



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Shopping Centre Opportunity

**TO LET**

## KEY DETAILS

- To be extended to create a double fronted unit
- Directly opposite Primark entrance in the scheme
- Highest footfall area in the scheme

## DESCRIPTION

The unit is situated on West Mall directly opposite Primark, other nearby retailers include Superdrug, Vision Express, Yours and Starbucks.

## ACCOMMODATION

The property has the following approximate floor areas:-

| Floor        | Size Sq.m     | Size Sq.ft   |
|--------------|---------------|--------------|
| Ground Floor | 223.90        | 2,410        |
| First Floor  | 85.37         | 920          |
| <b>TOTAL</b> | <b>309.27</b> | <b>2,330</b> |



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## TERMS

The unit is available on a new effectively full repairing and insuring lease for a term to be agreed, subject to 5 yearly rent reviews.

## RENT

Rent on application.

## EPC

Details available upon request. Rating D 87.

## SERVICE CHARGE

The service charge for 2025 is estimated to be £32,234 per annum.

## BUSINESS RATES

The premises will need to be reassessed for rates, following the extension works. 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 >



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