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# UNIT 17B HARPUR CENTRE BEDFORD

MK40 1TJ

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*Retail / Catering Kiosk Unit - To Let*

*Prime location within the central concourse of the Shopping Centre*

A small, freestanding sign for "MOBILISE GROUP" is positioned to the right of the entrance. It features the company logo and some text, likely providing contact information or details about the unit.

# HARPUR CENTRE BEDFORD

MK40 1TP

## 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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## 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 dimensions and floor areas:-

Shop Frontage	3.34 m	11 ft
Internal Width	5.81 m	19 ft 1 in
Shop Depth (max)	5.41	17 ft 9 ins

Floor	Size Sq.m	Size Sq.ft
Ground Floor Sales	30.56	329

## 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.

Shopping Centre Opportunity

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## RENT

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

## EPC

Details available upon request. Rating B 27.

## SERVICE CHARGE

The service charge for 2025 is estimated to be £2,467 per annum.

## WATER & DRAINAGE

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

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value entry in the current Rating List of £11,250. 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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