

supercuts


UNIT 12 HARPUR CENTRE BEDFORD

MK40 1TP

supercuts
WE HAVE NOW
CLOSED THIS SALON
WE WOULD LOVE TO THANK ALL OUR CUSTOMERS
THAT HAVE VISITED OUR SALON OVER THE
COURSE OF OUR 10 YEAR HISTORY
CONTACT THE TEAM
ON 0442 214444
VISIT WWW.SUPERCUTS.CO.UK
OR SEE OUR FLYER SALON UPDATES

supercuts
WE HAVE NOW
CLOSED THIS SALON

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brasierfreeth.com

 stimpsons eves

Fully Fitted Hairdressing Salon - To Let
Close to Vision Express

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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

- Prominent frontage close to the scheme entrance
- Suitable for a range of uses

DESCRIPTION

Opposite Geek Retreat and adjacent to Citizens Advice Bureau, the unit occupies a prominent location between the Horne Lane entrance to the scheme and the central concourse, which links directly via stairs and a lift, providing ease of access to the lower level of the scheme, and 92 dedicated customer car parking spaces.

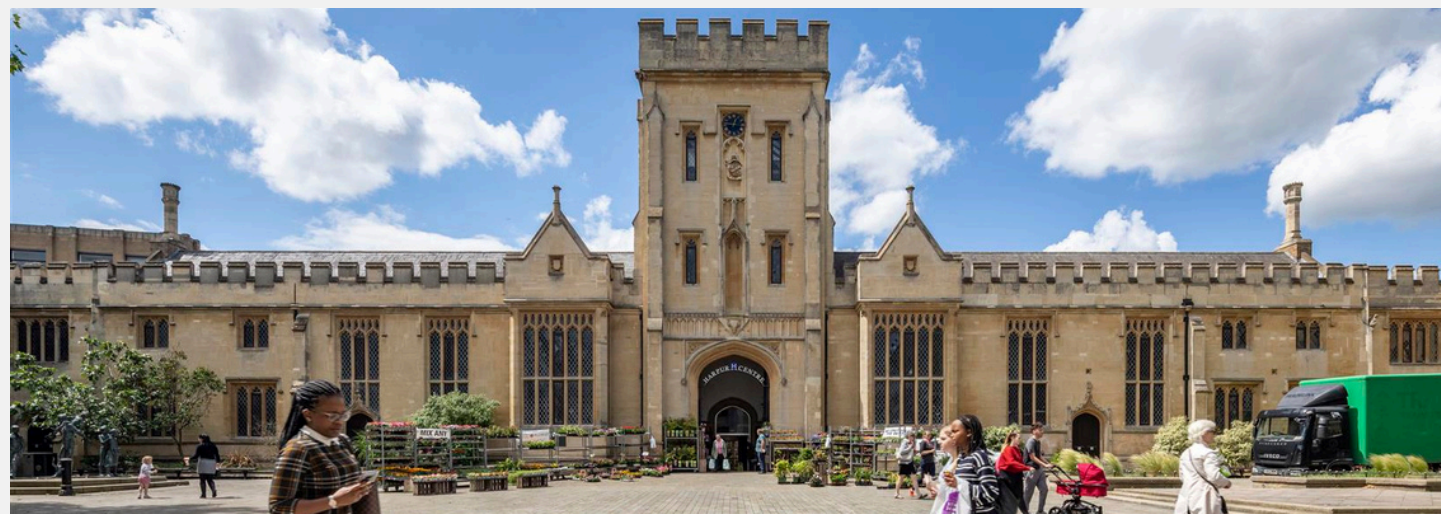
Unit 14, has been let to Wecha Bubble Tea and Vision Express are located diagonally opposite.

Other nearby retailers include Starbucks, Superdrug and Yours.

ACCOMMODATION

The property has the following approximate floor areas:-

Floor	Size Sq.m	Size Sq.ft
Ground Floor	84.82	913
First Floor	46.82	504



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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.

RENT

£15,000 per annum, exclusive of rates, service charge, VAT and other outgoings.

EPC

Further details available upon request. D 85.

SERVICE CHARGE

The service charge for 2025 is estimated to be £11,837 per annum.

BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £16,000. 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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