



FORMER GEEK RETREAT PREMISES
NEW LEASE AVAILABLE SUBJECT TO VACANT POSSESSION

UNIT 10 (20-22) HARPUR CENTRE
BEDFORD MK40 1TL

bf.
brasier freeth

 **stimpsons eves**

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.



KEY DETAILS

- New lease available
- Double unit frontage
- Large fitted unit over ground & first floor
- Subject to vacant possession

DESCRIPTION

Unit 10 is located on Horne Lane Mall midway between the Central Atrium area and the Horne Lane entrance to the Shopping Centre.

Nearby retailers include Superdrug, Vision Express and Starbucks.

ACCOMMODATION

The premises comprise the following floor areas:

Floor	Size Sq.m	Size Sq.ft
Ground floor	176.79	1,903
1 st floor	128.86	1,387
TOTAL	305.65	3,290



HARPUR CENTRE BEDFORD

MK40 1TL

TENURE

A new 10 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

RENT

£15,000 per annum exclusive.

EPC

Further details available upon request. B 43.

SERVICE CHARGE

The estimated service charge for 2026 is £30,664 per annum.

BUSINESS RATES

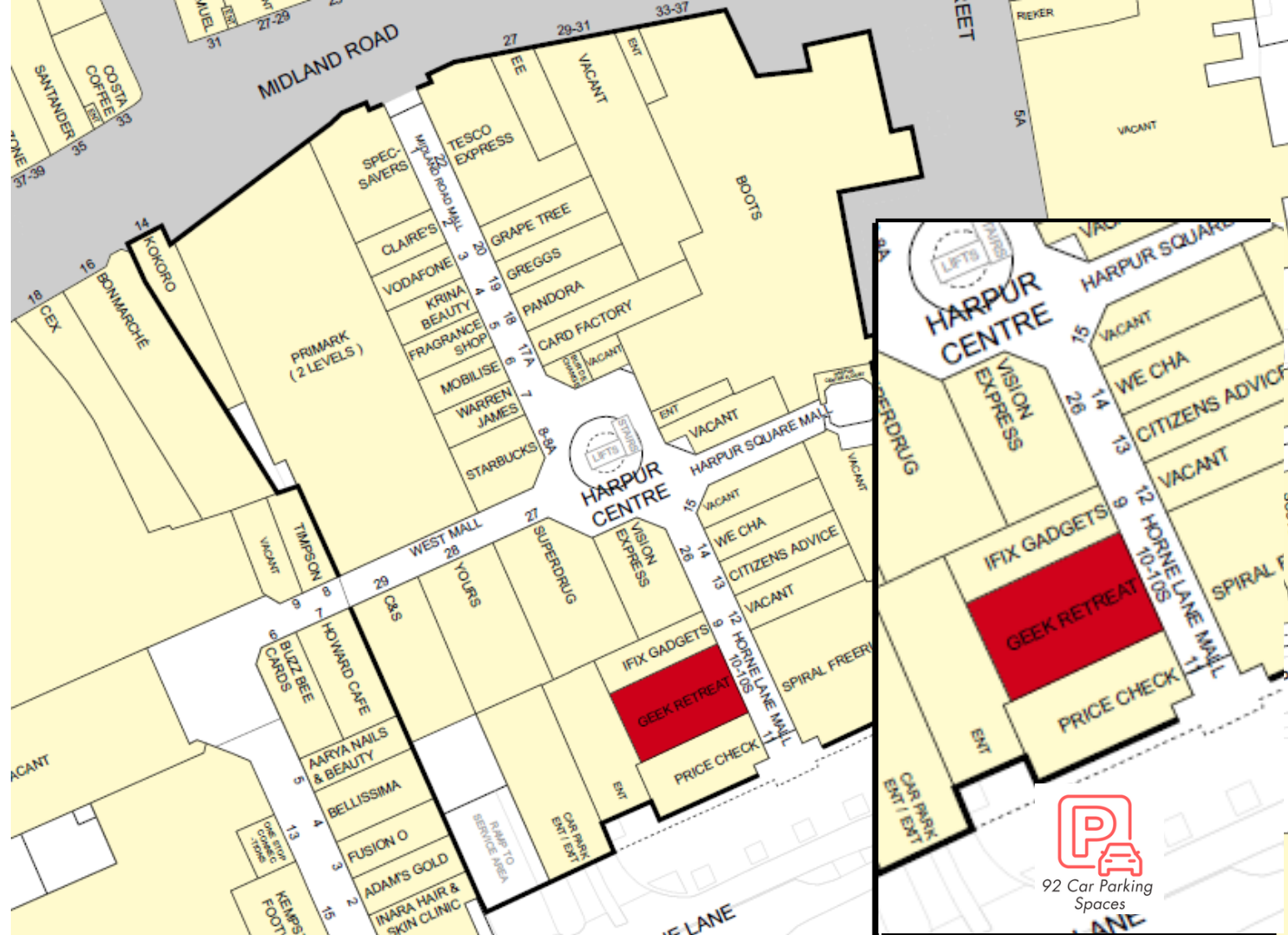
The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £33,250. For rates payable please refer to the Local Charging Authority, Bedford Borough Council - 01234 718097.

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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