

**supercuts**

# UNIT 12 HARPUR CENTRE BEDFORD

MK40 1TP

**bf.**  
brasierfreeth.com

 **stimpsons eves**

*Fully Fitted Hairdressing Salon - To Let  
Close to Vision Express*

# 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**



# HARPUR CENTRE BEDFORD

MK40 1TP

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



# HARPUR CENTRE BEDFORD

MK40 1TP

## 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 entry in the current Rating List 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 >



*Damian Sumner*

07974 085738

damian.sumner@brasierfreeth.com

*Joint Agent*

Stimpsons Eves

01234 341311

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.

brasierfreeth.com