

claire's

# UNIT 53 HARPUR CENTRE BEDFORD

MK40 1TP

bf

brasierfreeth.com

 **stimpsons eves**

*Former Claire's Premises*

*New Lease available subject to Vacant Possession*

# HARPUR CENTRE BEDFORD

MK40 1TJ

## 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 Metro.

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. In similar fashion to the subject premises, Putt Putt have entrances to both Midland Road and the lower level of the scheme.

Energie Fitness have representation 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

- New lease available
- Subject to vacant possession

## DESCRIPTION

Unit 2 is located close to the Midland Road entrance to the shopping centre and is adjacent to Specsavers and Vodafone, and opposite Tesco Express.

## ACCOMMODATION

The unit provides the following net internal floor areas:-

Floor	Sq.m	Sq.ft
Ground Floor	60.20	648
First Floor	39.67	427



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## TENURE

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

## RENT

Rental offers are sought in the region of £33,000 per annum exclusive of service charge, insurance, rates and VAT.

## EPC

An EPC has been commissioned and is awaited.

## SERVICE CHARGE

The estimated service charge for 2025 is £9,860 per annum.

## BUSINESS RATES

The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £20,500. 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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