



HARPUR
CENTRE

BEDFORD
MK40 1TJ

Months to Let

IN THE HEART OF BEDFORD, WITH
35.5 MILLION ANNUAL TOWN CENTRE FOOTFALL

*2023 DATA

HARPURCENTRE.CO.UK





Welcome to the Harpun Centre

The Harpur Centre is the centre for convenience and community shopping in the heart of the county town of Bedford. The town has a district population of 185,300 and an urban population of 82,488, benefitting from an above UK average demographic of wealthy executives, flourishing and secure families.

The Harpur Centre is home to an array of national and independent occupiers, including:



PRIMARK

TESCO

Boots

WHSmith



Specsavers



vodafone

Superdrug

GREGGS



VisionExpress



PANDORA

KOKORO

PUTT PUTT
NOODLE

énergie
fitness

HARPUR CENTRE'S

Key Info



PRINCIPAL RETAIL
DESTINATION IN THE
CENTRE OF BEDFORD WITH
35.5 M ANNUAL TOWN
CENTRE FOOTFALL

230,000
SQ FT

OF RETAIL AND
LEISURE SPACE



92 DEDICATED CUSTOMER
CAR PARKING SPACES WITH
FURTHER CAR PARKING A
SHORT WALK AWAY



35 MINUTES
FROM
LONDON
KINGS CROSS



NEIGHBOURING
LEISURE SCHEME
VUE 7 SCREEN CINEMA AND
RESTAURANTS OPPOSITE



EXTENDED CENTRE
OPENING TIMES FOR GYM
AND LEISURE OPERATORS



14,500

STUDENTS STUDY AT BEDFORD
COLLEGE, WITH A NEW
PEDESTRIAN BRIDGE LINK
LEADING TO HARPUR CENTRE



BEDFORD'S

Local Economy

Bedford has a strong and growing local economy. It is a thriving market town with its original 'charter' market dating back more than 800 years.



HOME TO BEDFORD PARK CONCERTS WITH 108,000 ATTENDEES OVER 2 WEEKENDS AND THE RIVER FESTIVAL WITH ESTIMATED 250,000 ATTENDEES OVER 2 DAYS



UNIVERSAL STUDIOS HAVE ACQUIRED CIRCA 500 ACRES OF LAND NEAR BEDFORD AND ARE PLANNING TO BUILD EUROPE'S MOST EXCITING THEME PARK DESTINATION



£5m

REFURBISHMENT OF THE CENTRE HAS RECENTLY BEEN COMPLETED.

50%

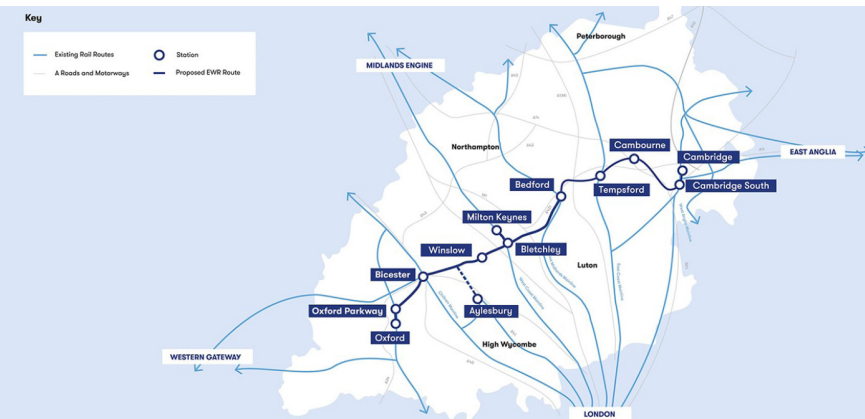
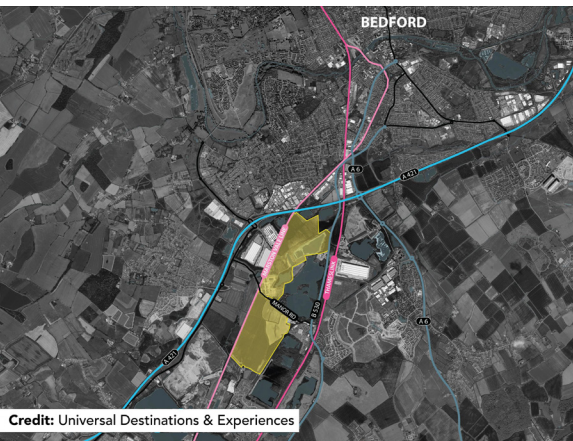
PERCENTAGE OF POPULATION WITH THEIR HIGHEST QUALIFICATION AS NQF LEVEL 4 OR ABOVE, HIGHER THAN THE NATIONAL AVERAGE.

12,276

NEW HOMES IN BEDFORD TO BE DELIVERED BY 2030 IN LOCAL PLAN, ADDING AROUND 50,000 PEOPLE TO THE POPULATION.

£22.6m

SEVEN TOWNS FUND CAPITAL PROJECTS TO LEVEL UP AND REGENERATE THE TOWN HAVE COMMENCED.





TRAVEL TIME TO CENTRE

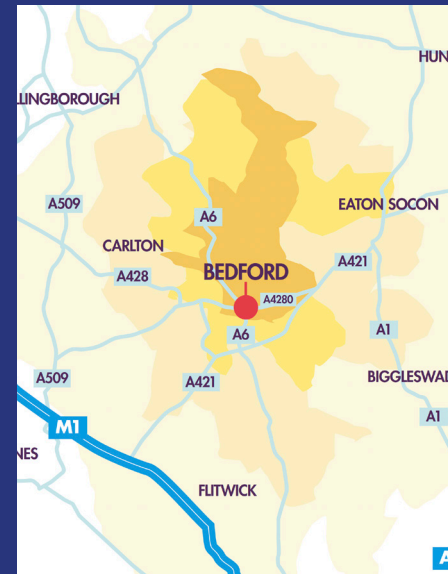


350,578

ARE WITHIN A
30 MINUTE DRIVE

Location

Bedford is 50 miles north west of London, and easily accessible from the M1 to the west and A1 to the east.



314,000

PRIMARY CATCHMENT

CATCHMENT AREA

- PRIMARY
- SECONDARY
- TERTIARY
- QUATERNARY



Available Units



POTENTIAL FUTURE SHOP LAYOUT



POTENTIAL FUTURE RESTAURANT LAYOUT

Leasing Agents



LUNSONMITCHENALL

NEIL HOCKIN

+44 (0)20 7478 4955

+44 (0)7785 504 799

NEILH@LUNSON-MITCHENALL.CO.UK

SAM MOWBRAY

+44 (0)20 7478 4965

+44 (0)7930 317 589

SAMM@LUNSON-MITCHENALL.CO.UK

bf.
brasier freeth

DAMIAN SUMNER

+44 (0)203 828 8542

+44 (0)7974 085 738

DAMIAN.SUMNER@BRASIERFREETH.COM

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. March 2024.