


UNIT 16 HARPUR CENTRE BEDFORD

MK40 1TJ

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 **stimpsons eyes**

*New Retail / Catering Unit - To Let
Prime Location within the Central Concourse*

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



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KEY DETAILS

- Prominent extended frontage with new glazed shopfront
- Adjacent to Boots
- Potential for outside mall seating

DESCRIPTION

The unit is situated in a prime trading position within the central concourse of the scheme adjacent to Boots and opposite Starbucks, Superdrug and Vison Express.

The unit is to be extended to take in an adjacent escalator area to improve the frontage and visibility of the premises. New full height glazed frontage with the potential for outside mall seating.

The central concourse links directly via stairs and a lift, providing ease of access to the lower level of the scheme which includes Energie Fitness, Putt Putt Noodle, WH Smith and 92 dedicated customer car parking spaces.

Other nearby retailers include Pandora, Yours, Warren James, Card Factory, Eurochange and Greggs.

ACCOMMODATION

The property has the following approximate floor areas:-

Floor	Size Sq.m	Size Sq.ft
Ground Floor	121.28	1,305
First Floor	46.45	500

Shopping Centre Opportunity

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