

Unit 6 | The Harpur Centre |
Bedford | MK40 1TJ

Shop | To Let



Prime location on the main
mall of the Shopping Centre

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Location

The Harpur Centre is situated in the heart of Bedford and is the principal shopping centre within the town anchored by Primark, WH Smith and Boots.

Tesco have recently opened a new store on the Midland Road entrance to the scheme. Putt Putt Noodle have also taken a large leisure box within the scheme, with dual entrances on to both Midland Road and the lower level of the scheme.

Riverside Bedford is directly opposite the Horne Lane entrance to the scheme which comprises a 7 screen Vue Cinema, a Premier Inn and a number of restaurants.

Description

The unit is situated in a prime position on the Midland Road Mall adjacent to Warren James Jewellers and Fragrance Shop and close to Primark.

Other notable tenants include Starbucks, Pandora and Superdrug.

The mall links directly to the central atrium providing ease of access to 92 dedicated customer car parking spaces.

Accommodation

The property has the following approximate dimensions and floor areas:-

Net frontage		4.86 m		15 ft 11 ins
Internal width		5.30 m		17 ft 4 ins
Shop depth		10.04 m		32 ft 11 ins
Ground floor sales		53.23 Sq.m		573 Sq.ft
1st floor (remote store)		7.99 Sq.m		86 Sq.ft

Rent

£35,000 per annum, exclusive of rates, service charge, VAT and other outgoings.

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.

Service charge

Service charge for 2023 is estimated to be £5,242 per annum.

EPC

Details available upon request. Rating B 41.

Rates

The VOA website shows that the Rateable Value from April 2024 will be £17,500.

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 >](#)



Contact

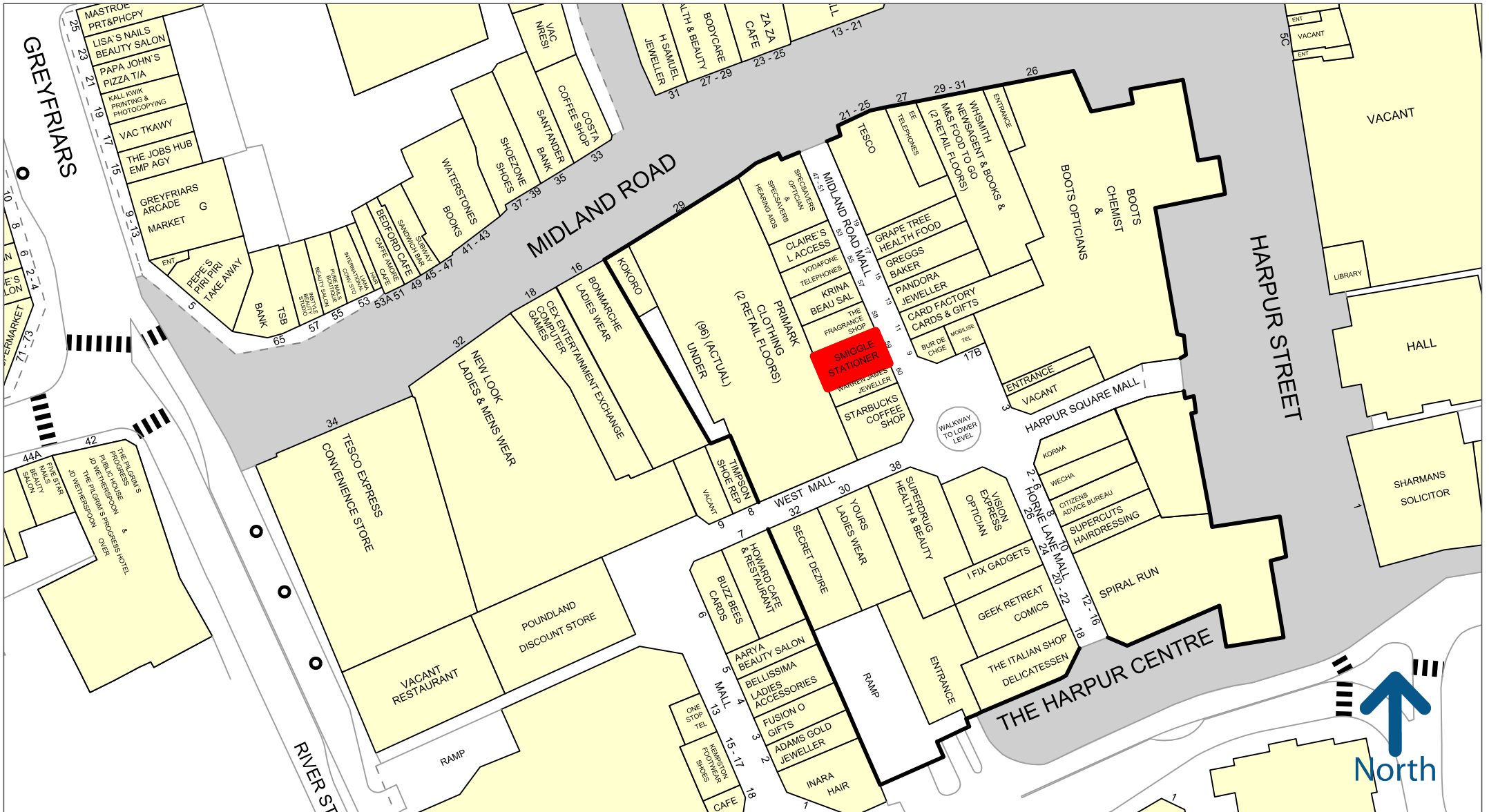
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VIEWINGS - Strictly by appointment

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• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessee
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50 metres

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