



RETAIL UNIT TO LET

UNIT 11 HARPUR CENTRE BEDFORD MK40 1TJ

bf.
brasier freeth

 **stimpsons eves**

HARPUR CENTRE BEDFORD

MK40 1TP

KEY DETAILS

- Prominent corner entrance unit
- Dual frontage to both Horne Lane and the Mall
- Opposite Riverside Leisure Scheme
- Suitable for range of uses including F&B

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 confirmed their new theme park is coming to Bedford, which will be located 3 miles from the town centre. The park is due to open in 2031 and is estimated to generate 10 million visitor trips per year.

The development will have a transformative impact on Bedford and the UK Economy, generating £50 billion of economic growth and creating 20,000 jobs, just during construction.

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.

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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ACCOMMODATION

The property has the following approximate floor areas:-

Floor	Size Sq.m	Size Sq.ft
Ground Floor	117.71	1,267
First Floor	99.13	1,067
TOTAL	216.84	2,334

DESCRIPTION

The premises are located at the Horne Lane entrance to the scheme and extremely visible to passing traffic.

The unit has the benefit of an external entrance allowing trade outside of normal shopping hours.

The adjacent unit has recently been let to Blossoms Café, whilst Diva Hair and Beauty are due to open shortly on the opposite side of the mall.

Other nearby occupiers include Starbucks, Spiral Free Run, Vision Express and Wecha Bubble Tea.

The Horne Lane mall links directly to the central concourse, with stairs and a lift, providing ease of access to the lower level of the scheme.

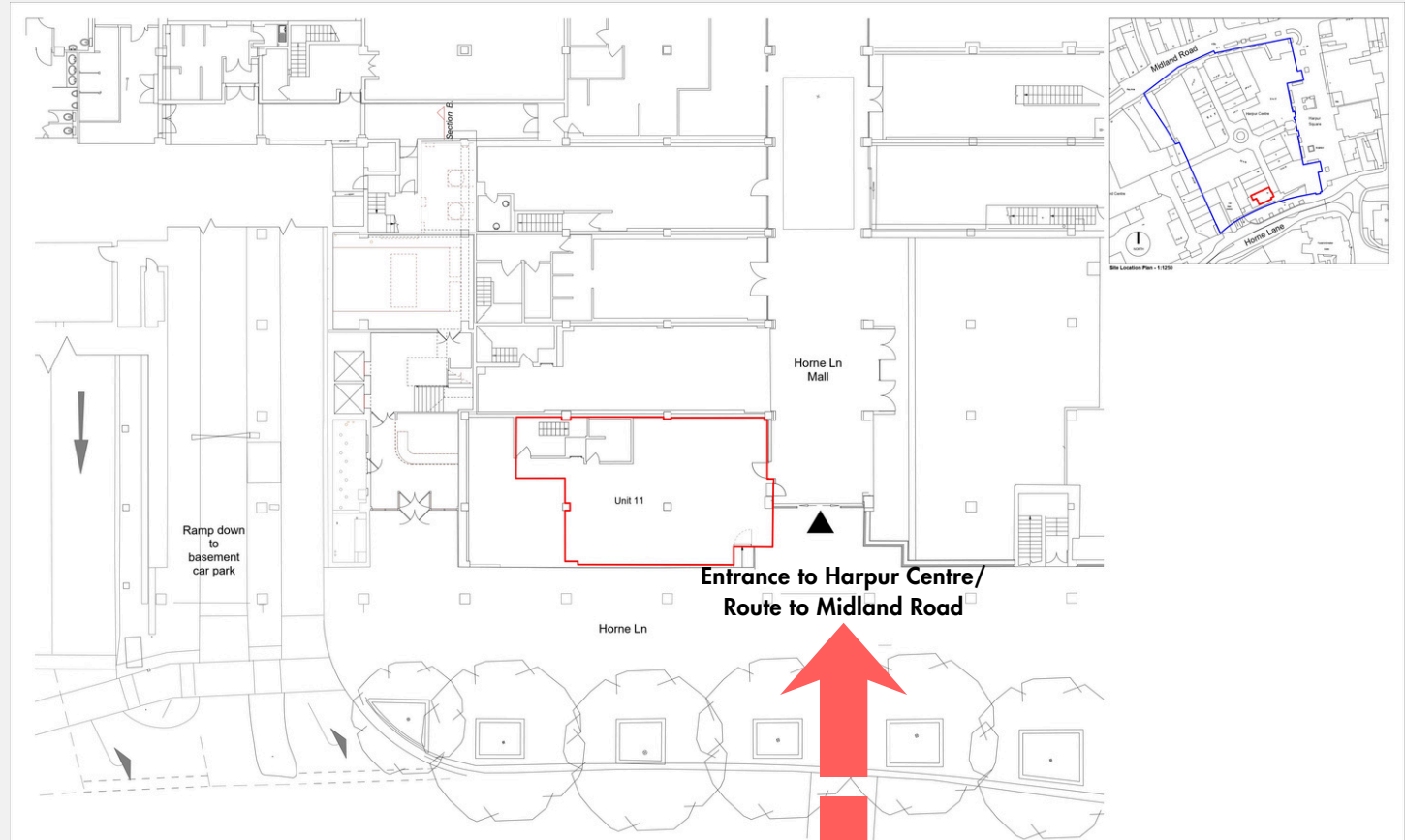
TERMS

The premises are available on a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£20,000 per annum, exclusive of rates, service charge, VAT and other outgoings.

Shopping Centre Opportunity
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EPC

Further details are available upon request. D 85.

SERVICE CHARGE

The service charge for 2026 is estimated to be £20,323 per annum.

BUSINESS RATES

The premises will need to be reassessed for rates as part of the proposed subdivision of the rear section of the premises.

For further information, please refer to the Local Charging Authority, Bedford Borough Council - 01234 718097.

LEGAL COSTS

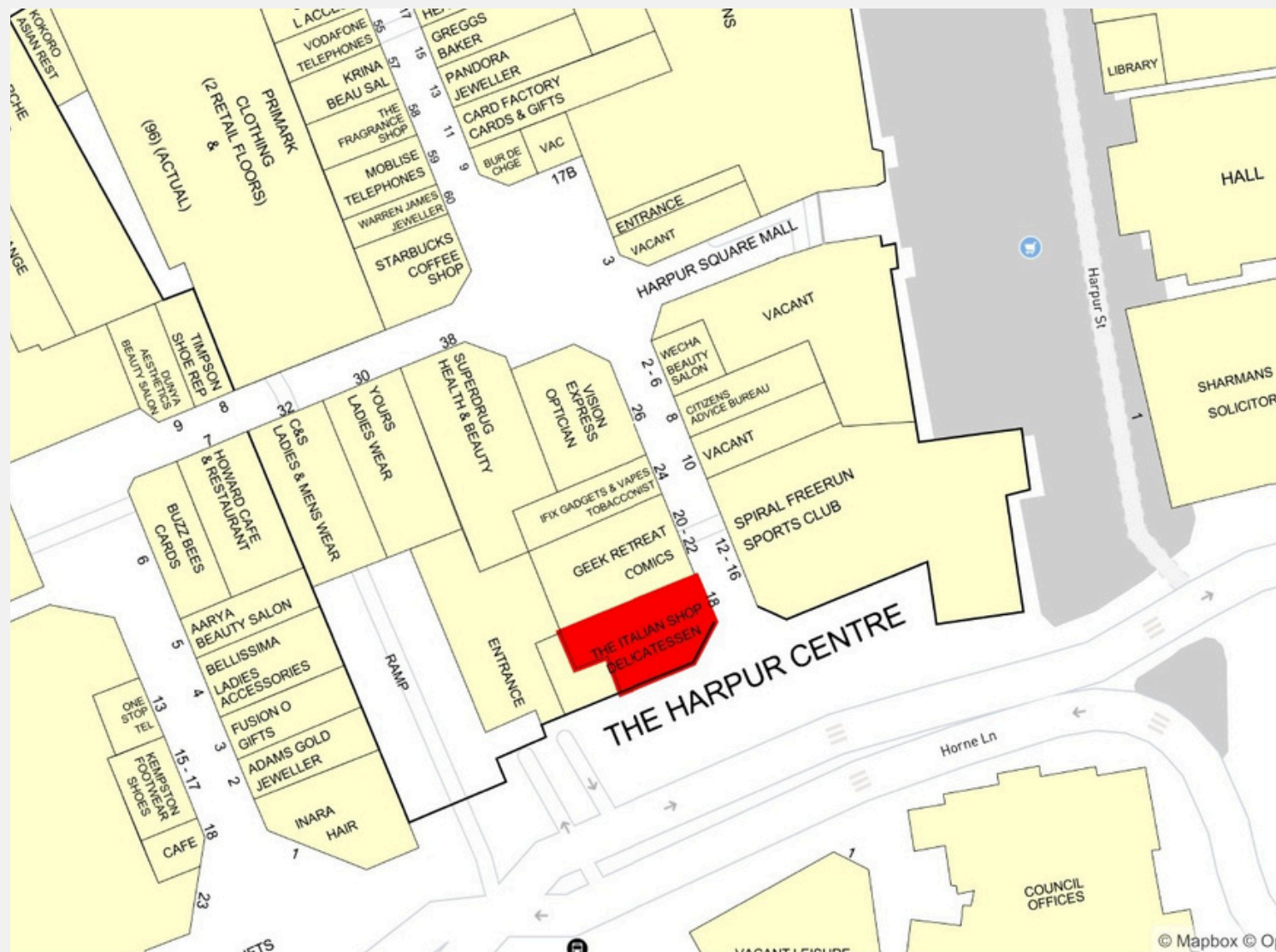
Each party are to be responsible for their own legal costs incurred in this transaction.

INSURANCE

Estimated to £1,801.07 per annum.

LEASING BROCHURE

[For further details click Here >](#)



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