





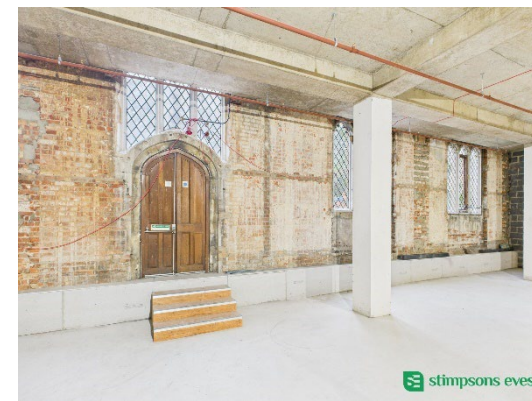


To Let

Unit 25, The Harpur Centre, Bedford, MK40 1TJ

-  £34,000 Per Annum
-  3,852 Sq Ft / 357.85 Sq M
-  Brand new unit in a prime town centre location
-  Attractive original frontage with decorative wooden door
-  Ideal for café, restaurant, or quality food/beverage operator
-  Direct access and visibility onto Harpur Square, with potential exterior seating(subject to pavement licence)



Unit 25 The Harpur Centre, Bedford, MK40 1TJ

Description

Brand New Unit fronting Harpur Square - ideal for Café or Restaurant Use. This brand new unit is located within the Harpur Centre, offering a unique and characterful frontage onto Harpur Square, one of Bedford's key pedestrian areas.

The external facade retains the building's original architectural charm, The property features a characterful facade with a decorative timber entrance fronting Harpur Square and offers potential for external seating, subject to a pavement licence with attractive alfresco appeal.

The unit offers an open plan ground floor with decorative leaded windows providing excellent natural light, while the first floor offers flexible space suitable for additional seating, private dining, or back-of-house use.

Accommodation

Ground Floor:	1,872 Sq.ft	(174 Sq.m)
First Floor:	1,980 Sq.ft	(184 Sq.m)
Total	3,852 Sq Ft	(357.8 Sq M)


Location

Located at the heart of Bedford, The Harpur Centre is the town's leading shopping destination, anchored by Primark and Boots. Recent additions such as Tesco and Putt Putt Noodle enhance its dynamic mix, while the nearby Riverside Bedford is home to Vue Cinema, Premier Inn, and popular restaurants adds a vibrant leisure dimension to this thriving retail hub.

Bedford's outlook is positive, with the East West Railway connecting it to Oxford and Cambridge and a new Universal Studios theme park set to boost the local economy.



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Terms & Tenure

The premises are available to let at a rental of £34,000 per annum exclusive.

Service Charge

A service charge is payable for any provisions and maintenance of the common areas relating to this property.

Costs

Each party is to be responsible for their own legal costs.

VAT

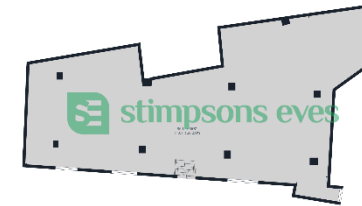
All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

Rates

The Rateable Value for the property is to be re-assessed as a new unit.



Approximate total area
1,000 sq
2022 sq



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1,000 sq
2022 sq

EPC

The EPC rating for the property is TBC.

Viewing

Strictly by appointment only please contact:

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