





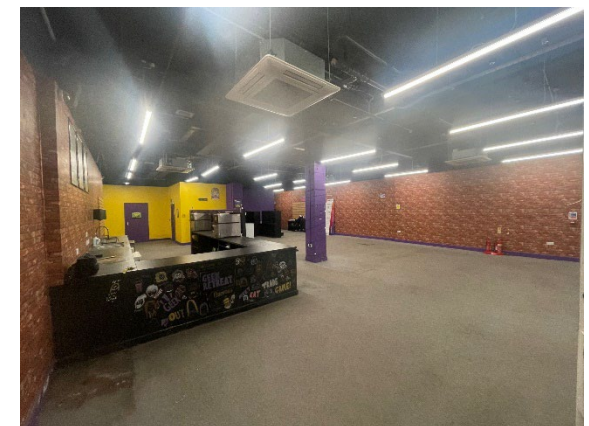
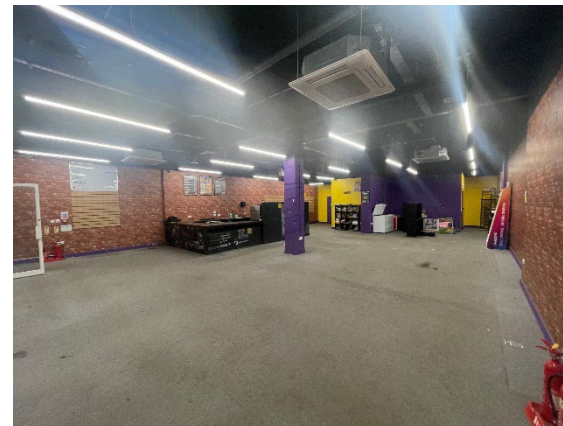


## To Let

### Unit 10, The Harpur Centre, Bedford, MK40 1TJ

-  New lease terms - Rent on Application
-  2,368 Sq Ft / 220 Sq M
-  Retail Class E Premises in prominent location,  
near Horne Lane entrance of The Harpur Centre.
-  Open plan retail premises with good double  
fronted window displays.
-  First floor ancillary/storage, office and w.c.
-  Nearby occupiers include Superdrug, Boots  
and Vision Express



## Unit 10 The Harpur Centre, Bedford, MK40 1TJ

### Description

Unit 10 presents an exceptional leasing opportunity within a prime location of the Shopping Centre. Boasting a double unit frontage and arranged over ground and first floors, this large, fully fitted retail space offers excellent visibility and strong footfall.

Positioned midway along Horne Lane Mall, between the Central Atrium and the Horne Lane entrance, the unit benefits from proximity to major national retailers including Superdrug, Vision Express, and Starbucks, ensuring consistent customer traffic.

### Terms & Tenure

The premises are available to let on new lease terms – rental on application.

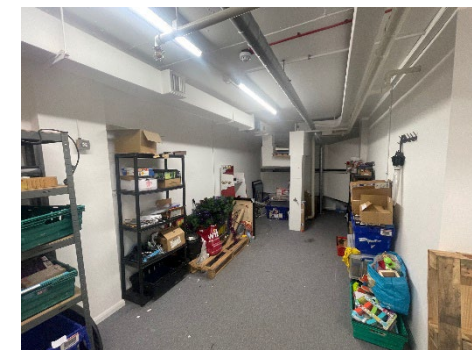
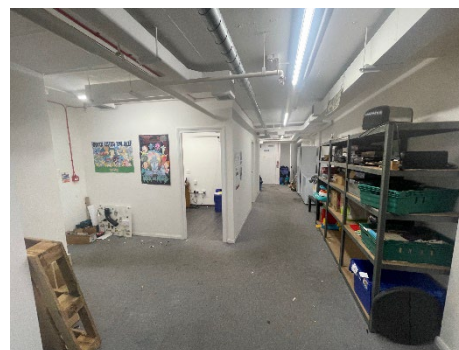
### Accommodation

Ground Floor	1,691 sq ft	157 sq m
First Floor	677 sq ft	63 sq m
<b>Total</b>	<b>2,368 sq ft</b>	<b>220 sq m</b>

### 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.



## Unit 10 The Harpur Centre, Bedford, MK40 1TJ

### 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

Rateable Value TBA. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### EPC

The EPC rating for the property is B.

### Viewing

Strictly by appointment only please contact:



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**Simon Webber**

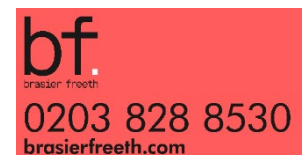
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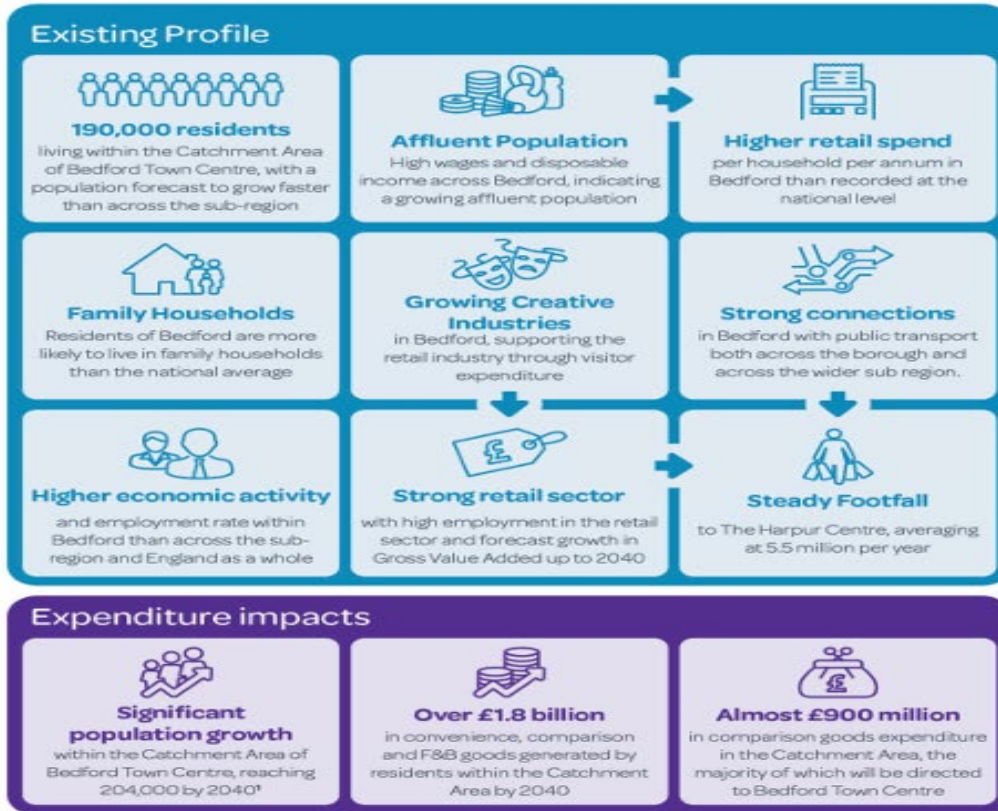
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## Bedford Economic Profile



\* Based on forecast of existing population in Catchment Area, not factoring in additional population growth from housing development.