







To Let

Unit 12 The Harpur Centre, Bedford, MK40 1TP

-  £15,000 Per Annum
-  1,417 Sq Ft / 131.64 Sq M
-  Highly visible Class E Unit
-  Ground Floor currently fitted as a Hair Salon
-  Versatile First Floor space ideal for storage, office or staff facilities
-  Busy thoroughfare location from Horne Lane



Unit 12, The Harpur Centre, Bedford, MK40 1TP

Description

This retail unit offers exceptional visibility and consistent footfall as it is perfectly positioned between the Horne Lane entrance of Bedford's Harpur Centre and the central concourse. Currently arranged as a contemporary, fully fitted salon, it presents an elegant, ready to move in opportunity for an established brand or an ambitious new venture.

With a well-appointed kitchenette, WC facilities, and a versatile first floor space ideal for office or staff use, the property combines practicality with style.

The Harpur Centre combines modern convenience with enduring appeal and convenient on-site parking.

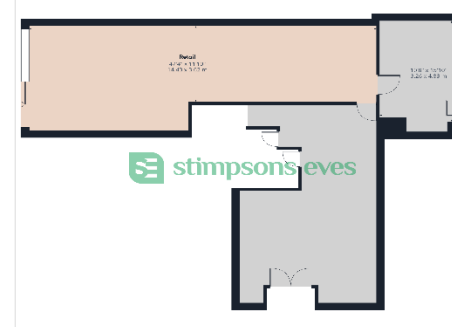
Accommodation

Ground Floor	913 Sq ft	(84.82 Sq M)
First Floor	504 Sq ft	(46.82 Sq M)
Total	1,417 Sq ft	(131.64 Sq M)

Location

Situated in the heart of Bedford, The Harpur Centre stands as the town's premier shopping destination, anchored by Primark and Boots. Recent additions, including Tesco and Putt Putt Noodle, enrich its dynamic retail and leisure mix, while the nearby Riverside Bedford-home to Vue Cinema, Premier Inn, and popular restaurants-enhances the area's vibrant appeal. The premises enjoy a prime position beside Vision Express and the Citizens Advice Bureau, surrounded by strong brands such as Starbucks and Superdrug, ensuring steady footfall throughout the day.

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.



Stimpsons Eves is the trading name of Stimpsons Eves Limited Registered in England & Wales. Company Reg. no; 6512125 whose registered address is 138 Bromham Road, Bedford, MK40 2QW. Note: Messrs. Stimpsons Eves for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;(ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Stimpsons Eves has any authority to make or give any representation or warranty whatever in relation to this property.

Unit 12 The Harpur Centre, Bedford, MK40 1TP

Terms & Tenure

The premises are available to let at a rental of £15,000 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

Rateable Value £16,000. 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 D.

Viewing

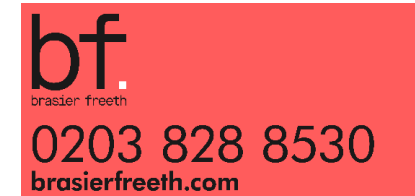
Strictly by appointment only please contact:

Alisha Fhalora alisha.fhalora@stimpsonseves.co.uk

Simon Webber simon.webber@stimpsonseves.co.uk

Joint agents Brasier Freeth

Damian Sumner
damian.sumner@brasierfreeth.com



Bedford Economic Profile

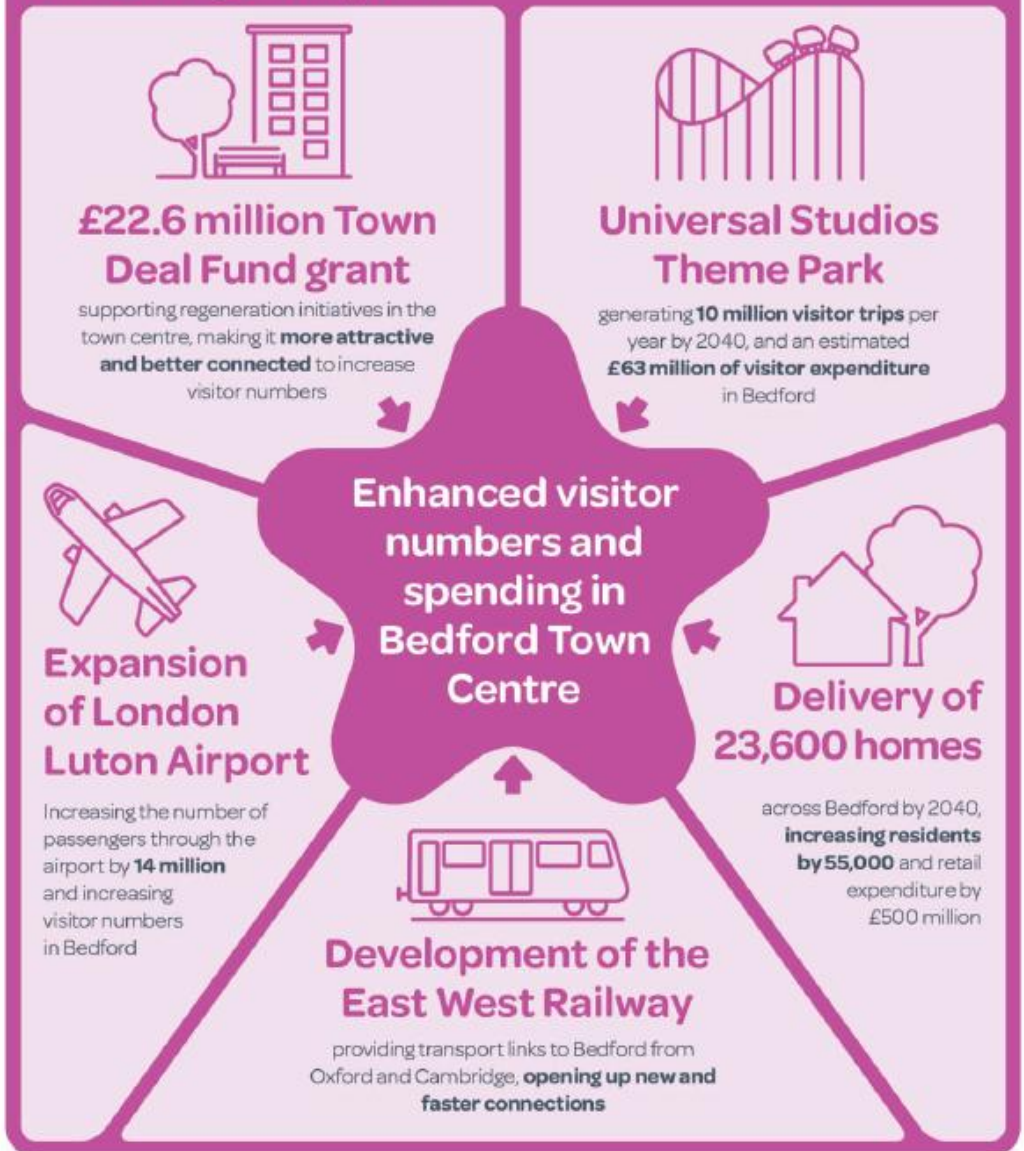
Existing Profile



Expenditure impacts



Forthcoming development



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