




## To Let

### Unit 2, The Harpur Centre, Bedford, MK40 1TP


 £33,000 Per Annum

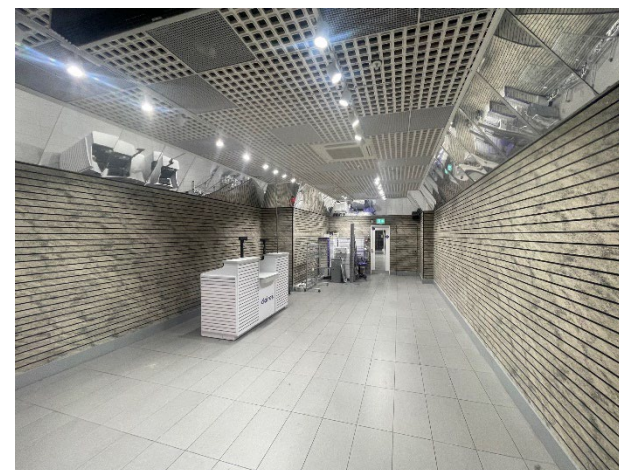
 1,075 Sq Ft / 99.87 Sq M

 Retail premises located in prominent position near main entrance, which offers high impact presence within Bedfords leading shopping centre.

 Fully fitted ground floor retail with display racking offering a ready to trade unit.

 First Floor Storage/Ancillary Accommodation

 Surrounded by strong retail covenants including Tesco, Vodafone & Specsavers.



## Unit 2, The Harpur Centre, Bedford, MK40 1TP

### Description

Unit 2 is prominently positioned near the Midland Road entrance of the Harpur benefiting Centre, from high visibility and consistent footfall in one of Bedford's busiest retail areas.

The ground floor retail space features a full height glazed frontage, creating strong visual impact and natural light. The unit is fitted with display racking, offering a ready to trade unit ideal for a wide range of retailers.

Additional storage and ancillary accommodation is provided on the first floor, supporting operational efficiency and stock management. An excellent opportunity for retailers seeking a high impact presence in a well established and busy town centre location.

### Accommodation

Ground Floor	648 Sq ft	(60.20 Sq M)
First Floor	427 Sq ft	(39.67 Sq M)
<b>Total</b>	<b>1,075 Sq ft</b>	<b>(99.87 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.



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### Terms & Tenure

The premises are available to let at a rental of £33,000 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 £19,750. 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 98 - Band D.

### Viewing

Strictly by appointment only please contact:



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**Simon Webber**

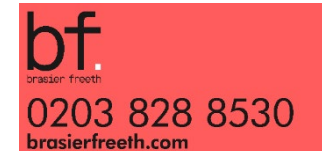
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## Bedford Economic Profile



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

