





To Let

Unit 15, The Harpur Centre, Bedford, MK40 1TJ


 £39,500 Per Annum

 1,373 Sq Ft / 127.55 Sq M

 Open plan ground floor retail with first floor

 Prime corner position within The Harpur Centre

 92 on-site customer parking spaces

 Nearby occupiers include Superdrug, Boots and Vision Express



Unit 15, The Harpur Centre, Bedford, MK40 1TJ

Description

The newly created retail premises are positioned within the main central concourse of The Harpur Centre, one of Bedford's leading shopping destinations. The unit enjoys a prime corner trading position surrounded by a strong mix of national and independent retailers. The unit comprises open plan retail to the ground floor with floor to ceiling window frontage and further first floor for storage/office.

Nearby occupiers include Boots, Starbucks, Superdrug, Vision Express, Pandora, Warren James ensuring excellent visibility and consistent footfall. The concourse provides direct access via stairs and lift to the lower mall, creating a vibrant and well connected retail environment.

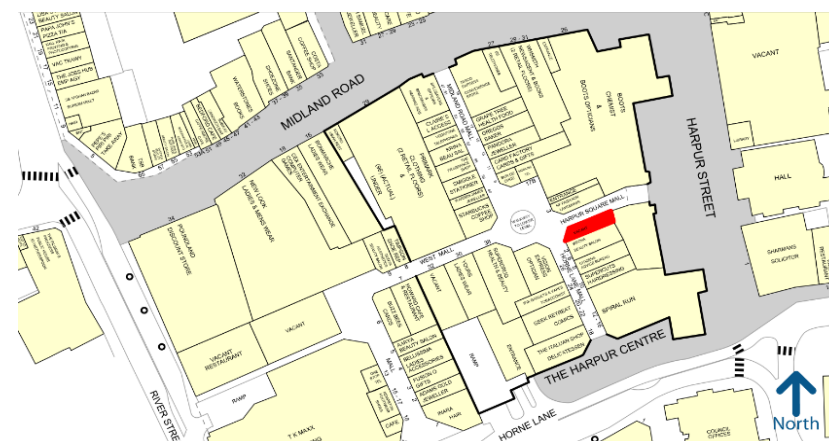
Accommodation

Ground Floor	1,022 Sq ft	(94.95 Sq M)
First Floor	351 Sq ft	(32.61 Sq m)
Total	1,373 Sq ft	(127.56 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 £39,500 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 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:

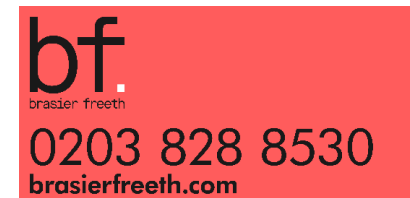
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Bedford Economic Profile

Existing Profile



190,000 residents

living within the Catchment Area of Bedford Town Centre, with a population forecast to grow faster than across the sub-region



Affluent Population

High wages and disposable income across Bedford, indicating a growing affluent population



Higher retail spend

per household per annum in Bedford than recorded at the national level



Family Households

Residents of Bedford are more likely to live in family households than the national average



Growing Creative Industries

in Bedford, supporting the retail industry through visitor expenditure



Strong connections

in Bedford with public transport both across the borough and across the wider sub region.



Higher economic activity

and employment rate within Bedford than across the sub-region and England as a whole



Strong retail sector

with high employment in the retail sector and forecast growth in Gross Value Added up to 2040



Steady Footfall

to The Harpur Centre, averaging at 5.5 million per year

Expenditure impacts



Significant population growth

within the Catchment Area of Bedford Town Centre, reaching 204,000 by 2040¹



Over £1.8 billion

in convenience, comparison and F&B goods generated by residents within the Catchment Area by 2040



Almost £900 million

in comparison goods expenditure in the Catchment Area, the majority of which will be directed to Bedford Town Centre

Forthcoming development



£22.6 million Town Deal Fund grant

supporting regeneration initiatives in the town centre, making it **more attractive and better connected** to increase visitor numbers



Universal Studios Theme Park

generating **10 million visitor trips** per year by 2040, and an estimated **£63 million of visitor expenditure** in Bedford



Expansion of London Luton Airport

Increasing the number of passengers through the airport by **14 million** and increasing visitor numbers in Bedford



Delivery of 23,600 homes

across Bedford by 2040, **increasing residents by 55,000** and retail expenditure by £500 million

Enhanced visitor numbers and spending in Bedford Town Centre



Development of the East West Railway

providing transport links to Bedford from Oxford and Cambridge, **opening up new and faster connections**

¹ Based on forecast of existing population in Catchment Area, not factoring in additional population growth from housing development.