






## To Let

### Unit 16, The Harpur Centre, Bedford, MK40 1TJ

-  £37,500 Per Annum
-  1,805 Sq Ft / 167.68 Sq M
-  Prominent Corner Unit adjacent to Boots.

 Located in the central concourse, the unit enjoys outstanding visibility and constant footfall.

 Perfectly positioned within the vibrant Harpur Centre, this unit offers an exceptional opportunity to establish a commercial presence in the town's most prominent shopping destination.



## Unit 16, Harpur Centre, Bedford, MK40 1TJ

### Description

This prominent corner premises offers an elegant setting for occupiers seeking high exposure and footfall. Located in the central concourse, the unit enjoys outstanding visibility and constant footfall, surrounded by household names including Boots, Starbucks and Superdrug.

Perfectly positioned within Bedford's vibrant Harpur Centre, this Retail Unit offers an exceptional opportunity to establish a commercial presence in one of the town's most prominent shopping destinations

The Harpur Centre combines modern convenience with enduring appeal and convenient on-site parking. The location's vibrant mix of retail, leisure, and dining ensures a steady flow of visitors throughout the day.

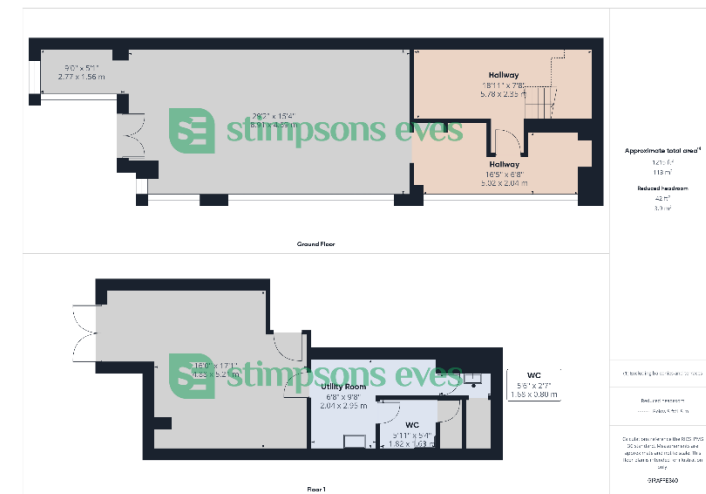
### Accommodation

Ground Floor:	1,305 Sq ft	(121.28 Sq m)
First Floor:	500 Sq ft	(46.45 Sq m)
<b>Total</b>	<b>1,805 Sq Ft</b>	<b>(167.6 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 16, Harpur Centre, Bedford, MK40 1TJ

### Terms & Tenure

The premises are available to let at a rental of £37,500 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.

For further information  
please contact:

01234 341311

[info@stimpsonseves.co.uk](mailto:info@stimpsonseves.co.uk)

### Rates

Rateable Value £21,250. 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

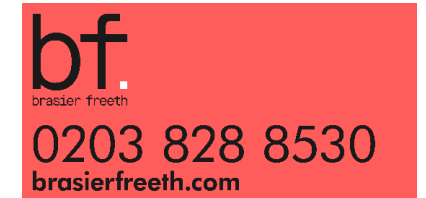
Strictly by appointment only please contact:

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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 2040<sup>1</sup>



### 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**

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