







## To Let

### Store Unit 5, The Harpur Centre, Bedford, MK40 1TJ

-  Rent On Application
-  From 3,872 Sq Ft / 359.72 Sq M
-  Prominent ground floor frontage onto Midland Road
-  Extensive retail space suitable for a large format occupier
-  Internal access to Harpur Centre lower level.
-  Opposite Deichmann and close to major national retailers



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### Description

Prominently positioned within Bedford's prime retail destination, this unit offers a rare opportunity to lease retail premises in the heart of the town centre, fronting onto Midland Road and opposite Deichmann store. Prominent ground floor retail with good frontage and further lower level retail with internal access to Harpur Centre lower level, ensuring the space is ideal for a large format occupier. There is a further first floor offering extensive storage/stockroom area.

Surrounded by major national retailers and amenities, the property benefits from exceptional accessibility and visibility, creating an impressive base for occupiers seeking a central, well-connected retail location.

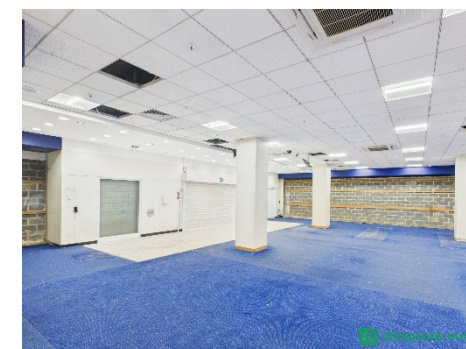
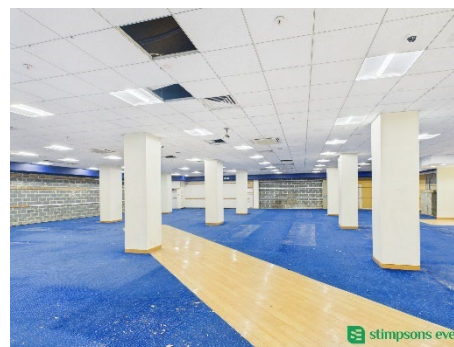
### Accommodation

Ground Floor	3,872 Sq ft	(359.72 Sq M)
First Floor	4,314 Sq ft	(400.78 Sq M)
Lower Ground Floor	12,207 Sq Ft	(1,134.07 Sq M)
<b>Total</b>	<b>20,393 Sq ft</b>	<b>(1,894.57 Sq M)</b>

### Location

Located in the heart of Bedford, The Harpur Centre is the town's premier shopping destination, anchored by Primark, Boots, and Superdrug, and home to leading brands including Pandora, Starbucks, and Tesco Metro. Enhanced by leisure offerings such as Putt Putt Noodle and Énergie Fitness, the centre combines vibrant retail with convenient access and dedicated parking.

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 on new lease terms to be negotiated.

### Service Charge

A service charge is payable for any provisions and maintenance of the common areas relating to this property.

### Costs

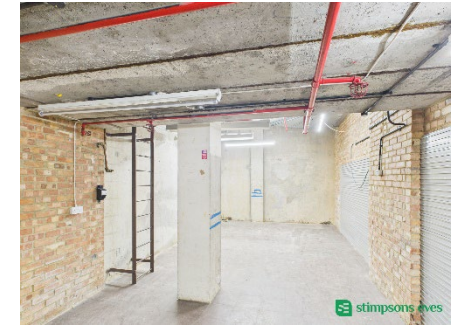
Each party is to be responsible for their own legal costs.

### VAT

All figures are quoted exclusive of VAT, purchasers and lessees must satisfy themselves as to the applicable VAT position, seeking appropriate professional advice.

### EPC

The EPC rating for the property is TBC.



### Rates

Rateable Value £140,000. The rates payable may be affected by transitional arrangements. Interested parties should call the local Rating Authority for further advice.

### Viewing

Strictly by appointment only please contact:

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