

UNIT 14/15 TO LET



The Harpur Centre Bedford

HARPUR
CENTRE



STARBUCKS
NOW OPEN



LOCATION

The Harpur Centre is situated in the heart of Bedford and is the principal shopping centre within the town anchored by **Primark**, **Boots** and **Topshop**. Other notable tenants include **TK Maxx**, **Pandora** and **Superdrug**.

The subject unit is situated on the Harpur Square Mall with a return frontage to the Horne Lane Mall adjacent to **Vision Express** and **Fraser Hart**.



7.8 million
PER ANNUM



450

ACCOMMODATION

The premises comprise the following approximate net internal floor areas:-

GROUND FLOOR SALES	384.53 m ²	4,139 sq ft
FIRST FLOOR ANCILLARY	269.51 m ²	2,901 sq ft

LEASE TERMS

Short term opportunity available.

SERVICE CHARGE

£32,651 per annum exclusive

BUSINESS RATES

RATEABLE VALUE	£72,000
UBR (2019/2020)	50.4p

Interested parties should confirm this with the local authority on 01234 718097.

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band G. A copy of the Report is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

POSTCODE

MK40 1TJ

SUBJECT TO CONTRACT APRIL 2019

VIEWING

Phil Fishwick

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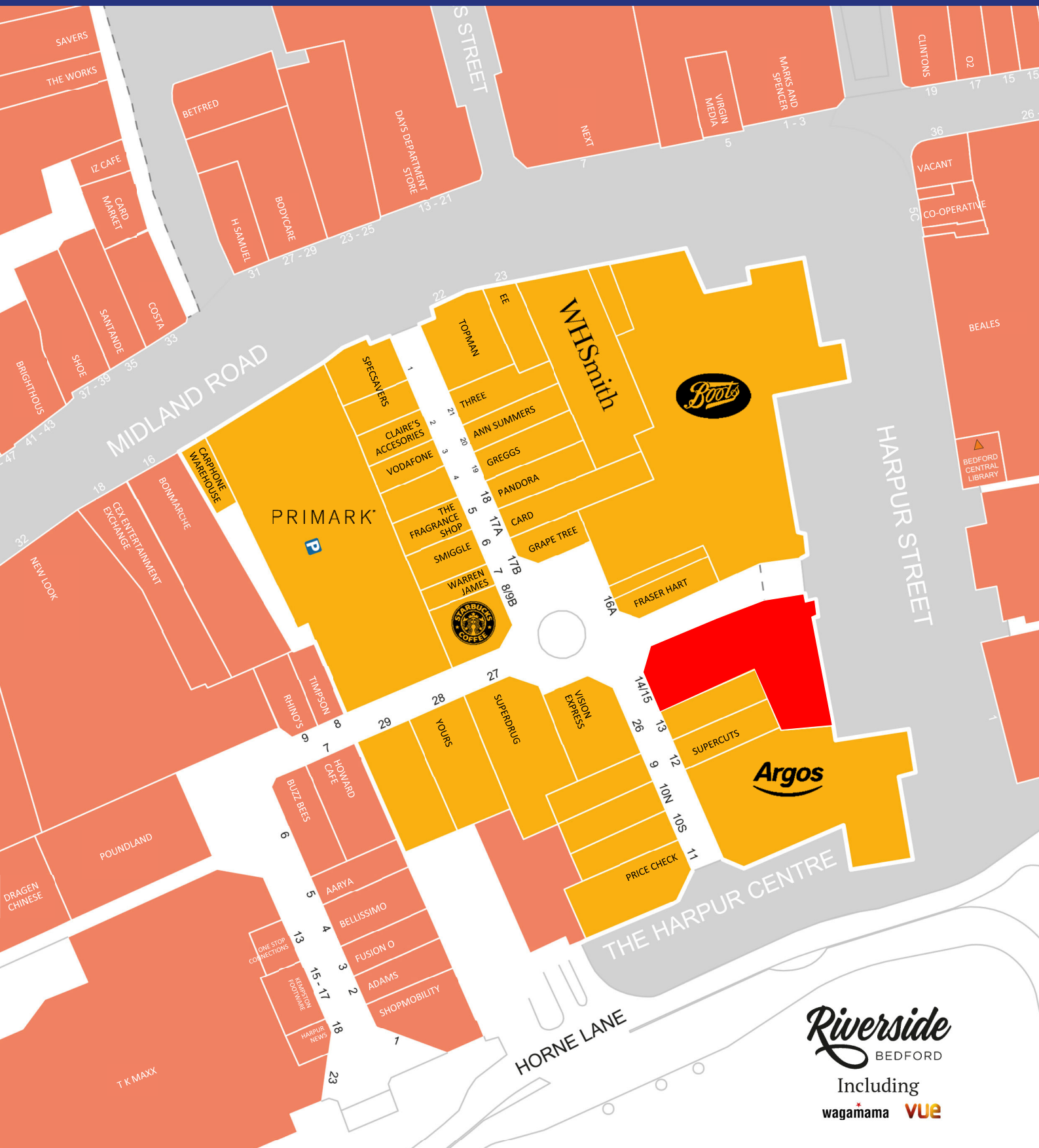


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Riverside
BEDFORD

Including
wagamama VUE

Misrepresentation Act
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