

UNIT 4 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 Midland Road Mall adjacent to **Vodafone** and opposite **Greggs**, other retailers on the mall include **Warren James** and **Three**.



7.8 million
PER ANNUM



450

ACCOMMODATION

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

GROUND FLOOR SALES	50.26 m ²	541 sq ft
FIRST FLOOR ANCILLARY	30.84 m ²	332 sq ft

LEASE TERMS

The property is available on a new effectively FRI lease for a term of 10 years subject to an upwards only rent review at the 5th year.

RENT

£37,500 per annum exclusive

SERVICE CHARGE

£11,626 per annum exclusive

BUSINESS RATES

RATEABLE VALUE	£25,250
UBR (2019/2020)	49.1p

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

ENERGY PERFORMANCE CERTIFICATE

The property has been rated within Band D. 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

020 7647 4819

phil.fishwick@gcw.co.uk



WWW.GCW.CO.UK

020 7408 0030

UNIT 4 TO LET

The Harpur Centre Bedford



Riverside
BEDFORD
Including
wagamama **vue**

Misrepresentation Act
GCW for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are used without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or gain, any representation or warranty whatsoever in relation to this property. April 2019.

GCW www.gcw.co.uk
020 7408 0030