

# UNIT 17B TO LET

## The Harpur Centre Bedford



HARPUR  
CENTRE



STARBUCKS  
NOW OPEN



## AVAILABLE DUE TO RELOCATION

### 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 in a prominent position on the Midland Road Mall and the central atrium. It is adjacent to the newly opened **Starbucks**, **Boots** and **Card Factory**.



7.8 million  
PER ANNUM



450

### ACCOMMODATION

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

GROUND FLOOR SALES	60.94 m <sup>2</sup>	656 sq ft
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### 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

£35,000 per annum exclusive

### SERVICE CHARGE

The approximate service charge is £7,940

### BUSINESS RATES

RATEABLE VALUE	£25,350
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

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*Riverside*  
BEDFORD  
Including  
wagamama **vue**

Misrepresentation Act  
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