UNIT 10S 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 Horne Lane Mall opposite **Argos**, other retailers on this mall include **Supercuts** and **Vision Express**. The footfall to this mall has significantly improved with the new pedestrian crossing linking to **Bedford Riverside Development**.

7.8 million
PER ANNUM

450

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

GROUND FLOOR SALES	88.82 m^2	956 sq ft
FIRST FLOOR ANCILLARY	66.98 m^2	721 sq ft

LEASE TERMS
Short term opportunity available.

RENT
£20,000 per annum exclusive

BUSINESS RATES

RATEABLE VALUE	£18,500
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 C. 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

GCW www.gcw.co.uk
020 7408 0030

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Map labels:

SAVERS
THE WORKS
IZ CAFE
CARD MARKET
BRIGHTHOUS
SHOE
SANTANDE
COSTA
BETFRED
H SAMUEL
BODYCARE
DAYS DEPARTMENT STORE
MIDLAND ROAD
CARPHONE WAREHOUSE
PRIMARK
CEX ENTERTAINMENT EXCHANGE
BONMARCHE
NEW LOOK
SPECSAVERS
CLAIRE'S ACCESORIES
VODAFONE
THE FRAGRANCE SHOP
SMIGGLE
WARREN JAMES
STARBUCKS COFFEE
TOPMAN
EE
THREE
ANN SUMMERS
GREGGS
PANDORA
CARD
GRAPE TREE
WHSmith
BOOTS
S STREET
NEXT
VIRGIN MEDIA
MARKS AND SPENCER
CLINTONS
O2
VACANT
CO-OPERATIVE
BEALES
BEDFORD CENTRAL LIBRARY
HARPUR STREET
FRASER HART
TIMPSON
RHINO'S
HOWARD CAFE
BUZZ BEES
POUNDLAND
DRAGEN CHINESE
T K MAXX
AARYA
BELLISSIMO
FUSION O
ADAMS
SHOPMOBILITY
ONE STOP CONNECTIONS
KEMPSTON FOOTWARE
HARPUR NEWS
YOURS
SUPERDRUG
VISION EXPRESS
SUPERCUTS
Argos
PRICE CHECK
THE HARPUR CENTRE
HORNE LANE
Riverside BEDFORD
Including wagamama vue

Unit numbers: 22, 23, 21, 20, 19, 18, 17A, 17B, 8/9B, 27, 28, 29, 8, 9, 7, 6, 5, 4, 3, 2, 1, 13, 15-17, 18, 23, 16A, 14/15, 13, 26, 12, 9, 10N, 10S, 11, 31, 27-29, 23-25, 13-21, 1-3, 5, 7, 5C, 19, 17, 15, 26, 36, 16, 18, 32, 37-39, 35, 33, 41-43, 47

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