

UNIT 29 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. The most recent lettings have been to **Starbucks**, **Smiggle** and **The Fragrance Shop**.

The subject unit is situated on the West Mall adjacent to **Yours Clothing** and opposite **Primark**.



7.8 million
PER ANNUM



450

ACCOMMODATION

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

GROUND FLOOR SALES	155.71 m ²	1,676 sq ft
FIRST FLOOR ANCILLARY	85.47 m ²	920 sq ft

LEASE TERMS

Short term opportunity available.

BUSINESS RATES

RATEABLE VALUE	£37,250
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

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Riverside
BEDFORD
Including
wagamama **vue**

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