

# UNIT 13 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 adjacent to **Supercuts** and opposite **Vision Express**, other retailers on this mall include **Argos**.



**7.8 million**  
PER ANNUM



**450**

### ACCOMMODATION

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

|                       |                      |           |
|-----------------------|----------------------|-----------|
| GROSS FRONTAGE        | 5.54 m <sup>2</sup>  | 18 ft 2in |
| NET FRONTAGE          | 4.95 m <sup>2</sup>  | 16 ft 3in |
| GROUND FLOOR SALES    | 90.12 m <sup>2</sup> | 970 sq ft |
| FIRST FLOOR ANCILLARY | 50.45 m <sup>2</sup> | 543 sq ft |

### LEASE TERMS

Short term opportunity available.

### RENT

£20,000 per annum exclusive

### BUSINESS RATES

|                 |         |
|-----------------|---------|
| RATEABLE VALUE  | £20,000 |
| 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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