

Unit 12 | The Harpur Centre | Bedford | MK40 1TP

Fully Fitted Hairdressing Salon | To Let |
Close to Vision Express



- Prominent frontage close to the scheme entrance
- Suitable for a range of uses

Unit 12 | The Harpur Centre | Bedford | MK40 1TP

Location

The Harpur Centre is situated in the heart of Bedford and is the principal shopping centre within the town anchored by Primark and Boots.

Tesco have recently opened a new store on the Midland Road entrance to the shopping centre. Putt Putt Noodle have also taken a large leisure box within the scheme, with dual entrances on to both Midland Road and the lower level of the scheme.

Riverside Bedford is directly opposite the Horne Lane entrance to the scheme which comprises a 7-screen Vue Cinema, a Premier Inn and a number of restaurants.

Description

Opposite Geek Retreat and adjacent to Citizens Advice Bureau, the unit occupies a prominent location between the Horne Lane entrance to the scheme and the central concourse, which links directly via stairs and a lift, providing ease of access to the lower level of the scheme, and 92 dedicated customer car parking spaces.

Unit 14, has been let to Wecha Bubble Tea and Vision Express are located diagonally opposite.

Other nearby retailers include Starbucks, Superdrug and Yours.

Accommodation

The property has the following approximate floor areas:-

Ground floor		84.82 Sq.m		913 Sq.ft
First floor		46.82 Sq.m		504 Sq.ft

Rent

£15,000 per annum, exclusive of rates, service charge, VAT and other outgoings.

Terms

The premises are available on a new effective full repairing and insuring lease for a term of years to be agreed, incorporating upward only rent reviews at the end of every 5th year.

Service charge

The service charge for 2025 is estimated to be £11,837 per annum.

EPC

Details available upon request. Rating D 85.

Rates

The VOA website shows an entry in the current Rating List of £16,000.

For rates payable please refer to the Local Charging Authority, Bedford Borough Council - 01234 718097.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

Leasing brochure

For further details click [Here >](#)



Contact

Damian Sumner
07974 085738
damian.sumner@brasierfreeth.com

Or joint agents
Lunson Mitchenall
020 7478 4950

VIEWINGS - Strictly by appointment

brasierfreeth.com

These particulars are intended as a guide and must not be relied upon as statements of fact. They are expressly excluded from any contract. All prices/rents quotes are exclusive of VAT which may be payable. To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

Information required will include:
• Corporate structure and ownership details
• Identification and verification of ultimate beneficial owners
• Satisfactory proof of the source of funds for the Buyers/Funders/Lessees
Brasier Freeth is a RICS regulated firm and is subject to the RICS Code for leasing business premises. Full details of the Code are available from Brasier Freeth or via link >

