

# 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  | L | 46.82 Sq.m | 1 | 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.

#### Leaal costs

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

### Leasing brochure

For further details click Here >



## Contact

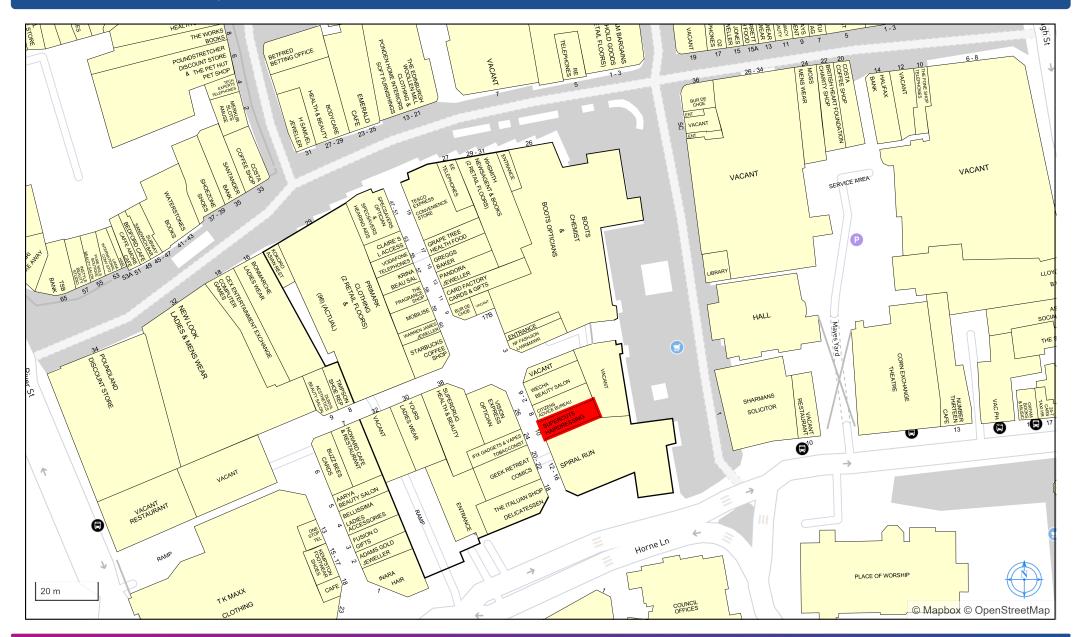
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brasierfreeth.com

#### VIEWINGS - Strictly by appointment

#### and writigation of ultimate beneficial owner ia vernication of ultimate beneticial owners of the source of funds for the Buyers/Funders/Lessee RICS requidated 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 :





Ordnance Survey

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