



LOCATION

Bedford is the market town of Bedfordshire, with a primary catchment area of c. 320,000 people. The town is easily accessible from the M1 and the A1, as well as by train with regular services from St Pancras. Universal Studios have recently purchased a parcel of land on the A421 on the outskirts of Bedford with the view to construct its first UK theme park.

The Harpur Centre is situated in the heart of Bedford and is the town's principal Shopping Centre. It is anchored by Primark, Boots and Superdrug. Other notable tenants include Pandora, Starbucks and Tesco Metro.

The scheme benefits from 92 dedicated customer car parking spaces.

Putt Putt Noodle has recently opened in the centre which has further improved the Leisure offer of the area. In similar fashion to the subject premises, Putt Putt have entrances to both Midland Road and the lower level of the scheme.

Energie Fitness are also represented on the lower ground floor.

Horne Lane links via a newly installed crossing to Riverside Bedford which includes Zizzi, Vue Cinema and a Premier Inn.



KEY DETAILS

- New lease available
- Subject to vacant possession

DESCRIPTION

The unit has an external frontage onto Midland Road opposite the recently opened Deichmann store.

The premises also benefit from an internal entrance to the lower level trading floor of the scheme, directly opposite a 92 space car park.

ACCOMMODATION

The unit provides the following net internal floor areas:-

Floor	Sq.m	Sq.ft
GF Sales	359.72	3,872
1st floor	400.78	4,314
LG floor	1,134.07	12,207



MK40 1TJ

TENURE

A new 10 year full repairing and insuring lease subject to 5 yearly upwards only rent reviews.

RENT

On application.

EPC

An EPC has been commissioned and is awaited.

SERVICE CHARGE

The estimated service charge for 2026 is £93,522 per annum.

BUSINESS RATES

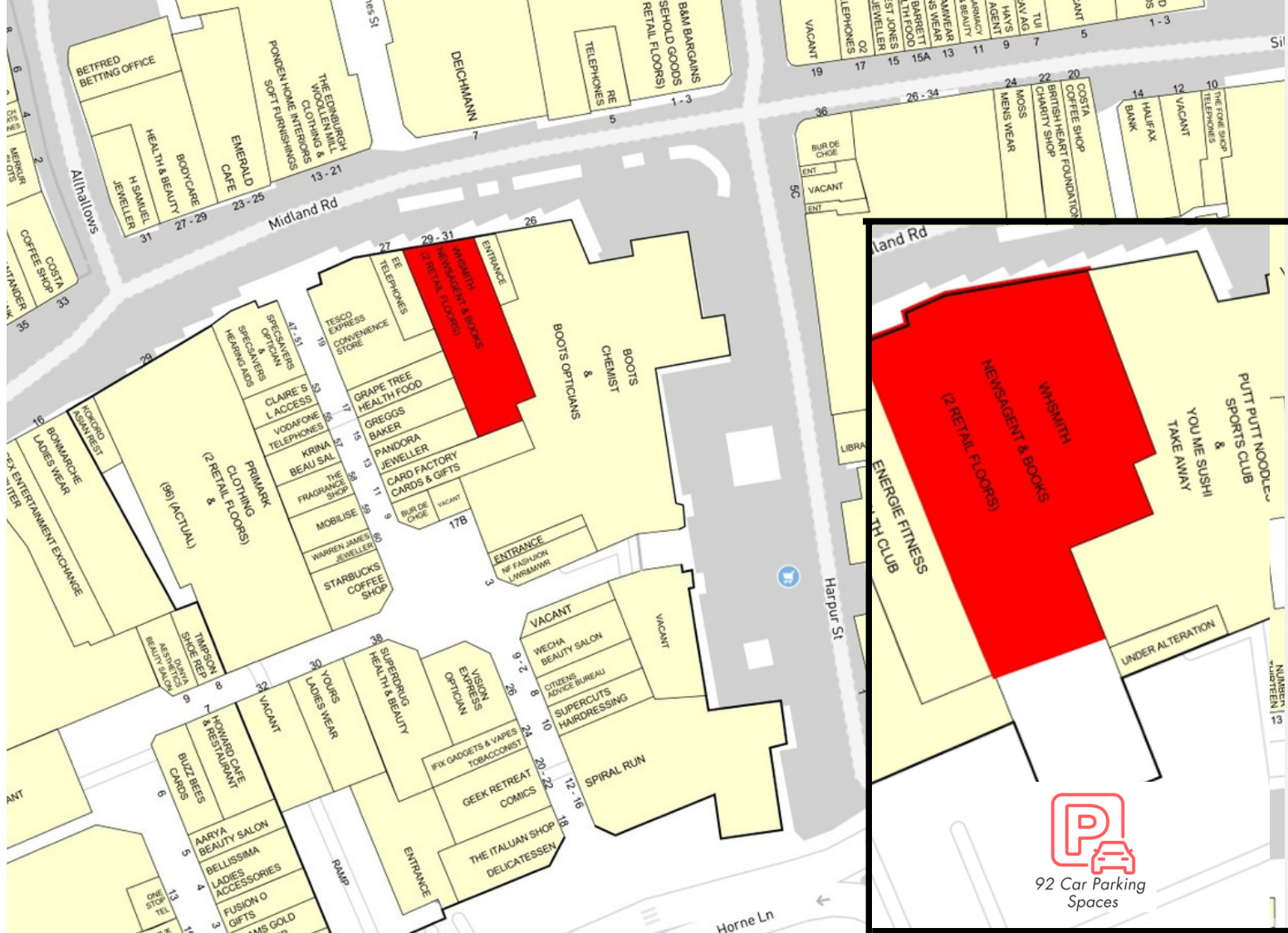
The Valuation Office Agency website shows a Rateable Value from 1 April 2026 of £116,000. For rates payable please refer to the Local Charging Authority, Bedford Borough Council - 01234 718097.

LEGAL COSTS

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

LEASING BROCHURE

For further details click [Here](#) >



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