



RESTAURANT / CAFE - TO LET
WITH EXTERNAL SEATING TO HARPUR SQUARE SUBJECT TO APPROVED PAVEMENT LICENCE

UNIT 25 HARPUR CENTRE BEDFORD MK40 1TJ



bf.
brasier freeth

 **stimpsons eves**

HARPUR CENTRE BEDFORD

MK40 1TP

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 Express.

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. 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.

Shopping Centre Opportunity
TO LET



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NEW RETAIL UNITS

The owners of The Harpur Centre have redeveloped part of the scheme and have created a number of new units, one of which will be this unit fronting onto Harpur Square

Harpur Square is a major route linking the town centre to Riverside Leisure Scheme, which is anchored by a 7 screen VUE Cinema and Premier Inn. The scheme also incorporates a number of restaurants including Miller & Carter, Olive Tree, Wagamama, Zizzi and Albergo Lounge.

EXTERNAL SEATING

Major plans are proposed for Harpur Square in 2024 including new lighting, levelling the Bandstand and the relocation of existing tree/planters, all in order to significantly improve visibility and the overall appearance of the location. New water and power supplies are also proposed, allowing the future hosting of live events.

Subject to a pavement licence, the premises will have the benefit of external seating positioned immediately outside the unit on Harpur Square.

ACCOMMODATION

The new premises, benefits from an external entrance to Harpur Square and also internally from within the Mall.

The unit provides the following approximate net internal floor areas:-

Floor	Size Sq.m	Size Sq.ft
Ground Floor Sales	174	1,872
First Floor	184	1.980

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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.

RENT

£34,000 per annum, exclusive of rates, insurance, service charge and VAT.

EPC

An EPC has been commissioned and is awaited

SERVICE CHARGE

Service charge for 2026 is estimated to be £33,458 per annum.

BUSINESS RATES

The subject premises form part of a larger block redevelopment and as such, the rates will need to be reassessed. Interested parties should make their own enquiries of the LRA.

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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