



HARPUR
CENTRE

BEDFORD
MK40 1TJ



UNITS TO LET

HARPURCENTRE.CO.UK



AT THE CENTRE OF THE UNIVERSE WITH
36 MILLION ANNUAL TOWN CENTRE FOOTFALL

SOURCE: BEDFORD ECONOMIC REPORT



WELCOME TO THE HARPUR CENTRE

The Harpur Centre is the place for convenience and community shopping in the heart of the county town of Bedford. The Catchment Area of Bedford Town Centre has a population of c. 190,000 residents, 75% of which is the urban population. With Universal Resort UK opening in 2031.

Population and expenditure in the catchment is anticipated to increase over the next 15 years generating:

A population of c. 204,000 by 2040, not factoring in future housing growth.

- Growth of over £390 million of new convenience, comparison and F&B expenditure up to 2040, which amounts to approximately £1.85 billion of spend in total.

- Comparison goods expenditure of c. £900 million, the majority of which is likely to be spent at stores in Bedford, benefiting existing and future occupiers of the town centre.

Remove WHSmiths logo and replace with Yours, can we get another line of logo's including: Warren James, Grape Tree and Card Factory.



PRIMARK

TESCO

Boots

WHSmith



Specsavers

vodafone

Superdrug

GREGGS

VisionExpress



PANDORA

KOKORO

PUTT PUTT
BOWL & NOODLE

énergie
fitness

HARPUR CENTRE'S

KEY INFO



PRINCIPAL RETAIL
DESTINATION IN THE
CENTRE OF BEDFORD WITH
35.5 M ANNUAL TOWN
CENTRE FOOTFALL

230,000
SQ FT

OF RETAIL AND
LEISURE SPACE



92 SPACE ANPR DEDICATED
CUSTOMER CAR PARKING
SPACES WITH FURTHER CAR
PARKING A SHORT WALK



35 MINUTE
FROM LONDON
KINGS CROSS EAST
WEST RAILWAY TO
FURTHER ENHANCE
RAIL NETWORK



NEIGHBOURING LEISURE SCHEME

VUE 7 SCREEN CINEMA AND
RESTAURANTS OPPOSITE
INCLUDING MILLER & CARTER,
WAGAMAMA AND ZIZI



EXTENDED CENTRE OPENING
TIMES FOR TESCO, GYM AND
LEISURE OPERATORS



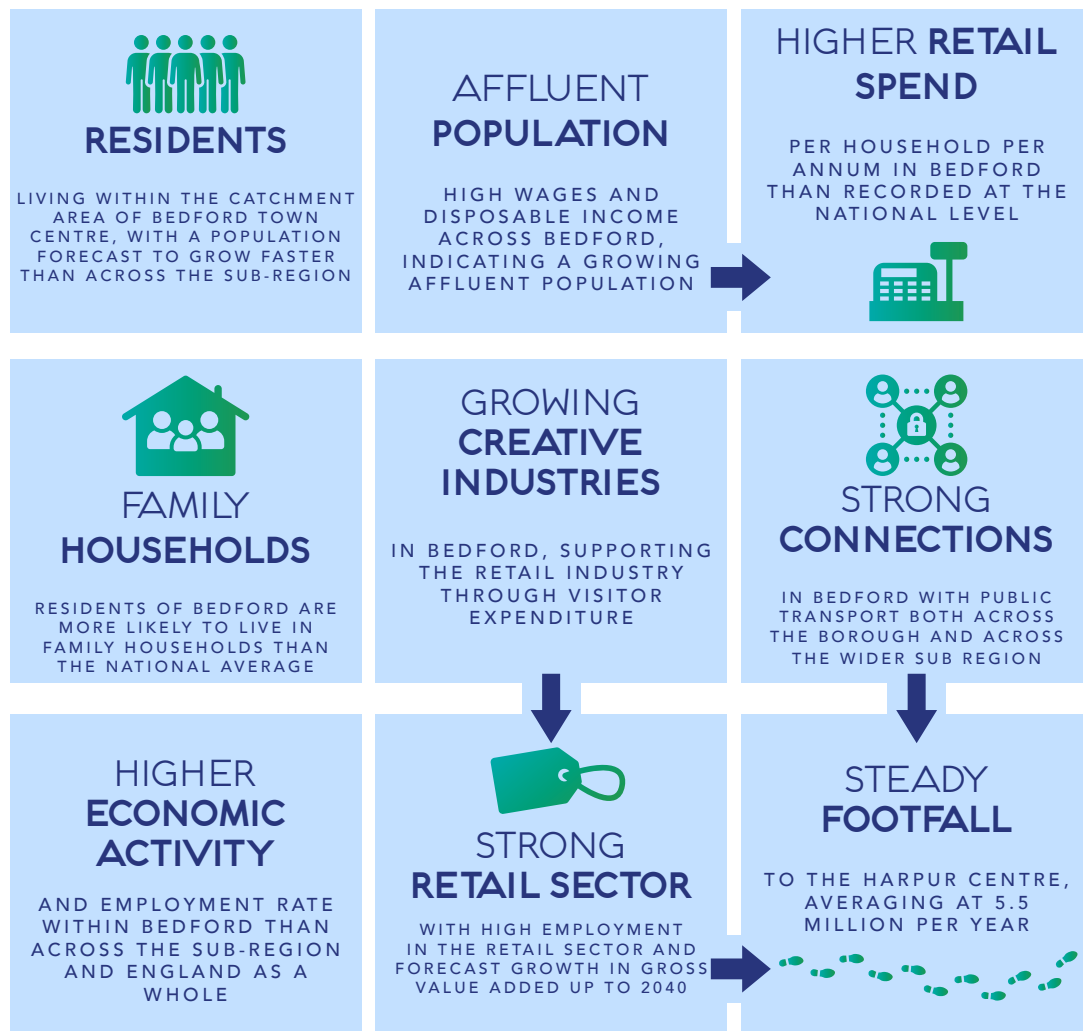
16,000+

STUDENTS STUDY AT BEDFORD
COLLEGE, WITH PEDESTRIAN
BRIDGE LINK LEADING TO
HARPUR CENTRE



BEDFORD'S ECONOMIC PROFILE

EXISTING PROFILE



£5M REFURBISHMENT OF THE CENTRE

EXPENDITURE IMPACTS

SIGNIFICANT POPULATION GROWTH

WITHIN THE CATCHMENT AREA OF BEDFORD TOWN CENTRE, REACHING 204,000 BY 2040¹

OVER £1.8 BILLION

IN CONVENIENCE, COMPARISON AND F&B GOODS GENERATED BY RESIDENTS WITHIN THE CATCHMENT AREA BY 2040

ALMOST £900 MILLION

IN COMPARISON GOODS EXPENDITURE IN THE CATCHMENT AREA, THE MAJORITY OF WHICH WILL BE DIRECTED TO BEDFORD TOWN CENTRE

FORTHCOMING DEVELOPMENT

22.6 MILLION TOWN DEAL FUND GRANT

SUPPORTING REGENERATION INITIATIVES IN THE TOWN CENTRE, MAKING IT MORE ATTRACTIVE AND BETTER CONNECTED TO INCREASE VISITOR NUMBERS

UNIVERSAL STUDIOS THEME PARK



GENERATING 10 MILLION VISITOR TRIPS PER YEAR BY 2040, AND AN ESTIMATED £63 MILLION OF VISITOR EXPENDITURE IN BEDFORD

ENHANCED VISITOR NUMBERS AND SPENDING IN BEDFORD TOWN CENTRE

EXPANSION OF LONDON LUTON AIRPORT

INCREASING THE NUMBER OF PASSENGERS THROUGH THE AIRPORT BY 14 MILLION AND INCREASING VISITOR NUMBERS IN BEDFORD

DELIVERY OF HOMES

ACROSS BEDFORD BY 2040, INCREASING RESIDENTS BY 55,000 AND RETAIL EXPENDITURE BY £500 MILLION



DEVELOPMENT OF THE EAST WEST RAILWAY

PROVIDING TRANSPORT LINKS TO BEDFORD FROM OXFORD AND CAMBRIDGE, OPENING UP NEW AND FASTER CONNECTIONS



TRAVEL TIME TO CENTRE

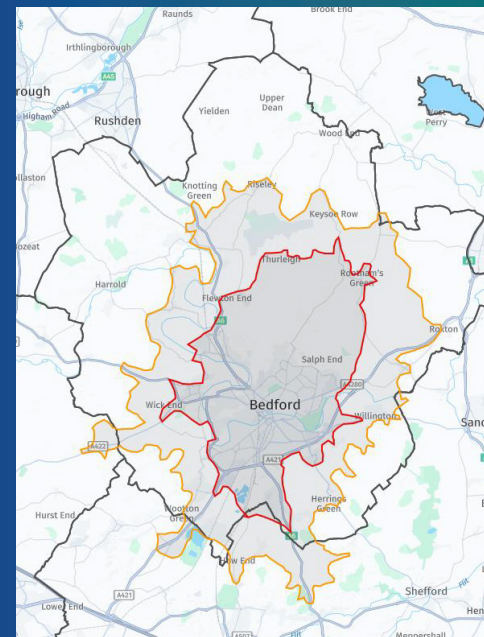


350,578

ARE WITHIN A 30 MINUTE DRIVE
PROJECTED TO INCREASE BY 5.5% BY 2040

LOCATION

Bedford is 50 miles north west of London, and easily accessible from the M1 to the west and A1 to the east. Direct trains to London in under 1 hour.



CATCHMENT AREA



154,300

PRIMARY CATCHMENT



BEDFORD'S

LOCAL NEWS



Universal Sets
up base in Bedford

– source Universal set up
Bedford base near future UK
theme park site - BBC News



Bedford is bucking the
trend of falling footfall.

– source BBC News



Universal Studios, Luton
Airport expansion and new
homes to create Bedford's
"best decade"

– source New report says Universal
Studios, Luton Airport expansion
and new homes to create
Bedford's "best decade" - Bedford
Independent



River Festival 2026 is set to
bring 250,000 guests into
the town over one weekend.

– source Bedford River Festival 18-19
July 2026 | Bedford Borough Council

Stay up to date at <https://www.harpurcentre.co.uk/news>

AVAILABLE UNITS



RESTAURANT UNIT 25

3,852 SQ FT (GROUND FLOOR - 1,872 SQ FT & FIRST FLOOR - 1,980 SQ FT)

SHOP UNIT 16

1,539 SQ FT (GROUND - 1,302 SQ FT & FIRST FLOOR - 507 SQ FT)

KIOSK 2

269 SQ FT (GROUND FLOOR)

Should your requirement not meet the sq ft available, please do still make contact with the leasing agents as availability changes on a frequent basis.



POTENTIAL FUTURE SHOP LAYOUT



POTENTIAL FUTURE RESTAURANT LAYOUT

LEASING AGENTS



HARPUR
CENTRE



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