

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 Bedford premier shopping destination, serving a population of approximately 190,000 residents, 75% of whom live within the urban area. Looking ahead, the anticipated opening of Universal Resort UK in 2031 is set to further enhance Bedford's profile, attracting visitors and creating exciting opportunities for local businesses and retailers.

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 | STARBUCKS COFFEE | Specsavers
vodafone | Superdrug | GREGGS
VisionExpress | EE | PANDORA
KOKORO | PUTTPUTT 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 AWAY

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

RESIDENTS

LIVING WITHIN THE CATCHMENT AREA OF BEDFORD TOWN CENTRE, WITH A POPULATION FORECAST TO GROW FASTER THAN ACROSS THE SUB-REGION

AFFLUENT **POPULATION**

HIGH WAGES AND DISPOSABLE INCOME ACROSS BEDFORD, INDICATING A GROWING AFFLUENT POPULATION

HIGHER **RETAIL SPEND**

PER HOUSEHOLD PER ANNUM IN BEDFORD THAN RECORDED AT THE NATIONAL LEVEL

FAMILY **HOUSEHOLDS**

RESIDENTS OF BEDFORD ARE MORE LIKELY TO LIVE IN FAMILY HOUSEHOLDS THAN THE NATIONAL AVERAGE

GROWING **CREATIVE INDUSTRIES**

IN BEDFORD, SUPPORTING THE RETAIL INDUSTRY THROUGH VISITOR EXPENDITURE

STRONG **CONNECTIONS**

IN BEDFORD WITH PUBLIC TRANSPORT BOTH ACROSS THE BOROUGH AND ACROSS THE WIDER SUB REGION

HIGHER **ECONOMIC ACTIVITY**

AND EMPLOYMENT RATE WITHIN BEDFORD THAN ACROSS THE SUB-REGION AND ENGLAND AS A WHOLE

STRONG **RETAIL SECTOR**

WITH HIGH EMPLOYMENT IN THE RETAIL SECTOR AND FORECAST GROWTH IN GROSS VALUE ADDED UP TO 2040

STEADY **FOOTFALL**

TO THE HARPUR CENTRE, AVERAGING AT 5.5 MILLION PER YEAR

£5M REFURBISHMENT OF THE CENTRE

EXPENDITURE IMPACTS

SIGNIFICANT **POPULATION GROWTH**

WITHIN THE CATCHMENT AREA OF BEDFORD TOWN CENTRE, REACHING 204,000 BY 2040[1]

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

TURLEY ECONOMICS INDEPENDENT ECONOMIC REPORT OF THE HARPUR CENTRE, BEDFORD FEBRUARY 2026.



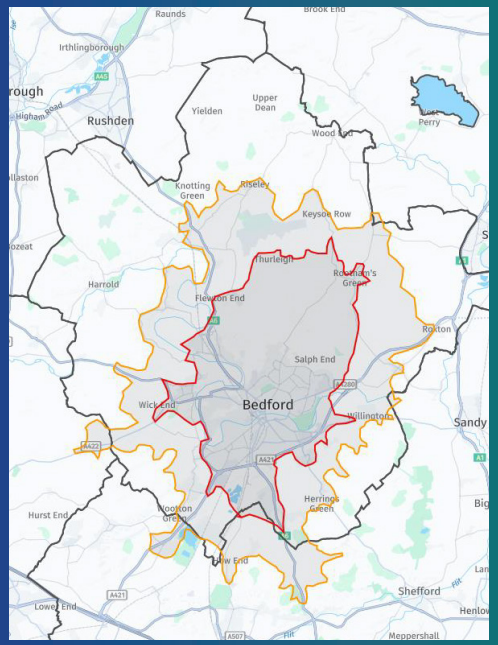
TRAVEL TIME TO CENTRE

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

Primary Catchment Area
Secondary Catchment Area
Local authority boundaries

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

HARPUR CENTRE

LEASING AGENTS

stimpsons eves

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