

Lot 25, The Arcade, Harpur Street and High Street, Bedford, Bedfordshire MK40 1NS

For sale by Auction on 26th March 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Shopping Centre Arcade Investment

- Substantial Covered Shopping Arcade
- 44 Food & Beverage, Retail and Office Units with an Eclectic mix of Independent Occupiers
- Approximately 2,968.22 sq m (31,938 sq ft)
- Town Centre Location connecting High Street and Harpur Street
- Asset Management Opportunities with 86% of units Let
- Bedford Benefiting from Substantial New Investment with Universal Studios Theme Park Planned
- Neighbouring occupiers include Boots, Superdrug, Poundland, WHSmith, Costa Coffee, Greggs and Tesco Express.

Lot

25

Auction

26th March 2026

Rent

£418,090 per Annum Exclusive
With 6 Units to be Let

Sector

Shopping Centre Arcade

Status

Available

Auction Venue

Live Streamed Auction

Location

Miles

18 miles north-east of Milton Keynes, 21 miles north of Luton, 29 miles south-east of Northampton, 46 miles north of Central London

Roads

A6, A421, A428 providing access to the M1 (Junctions 13 & 14)

Rail

Bedford Railway Station

Air

London Luton Airport, London Stansted Airport

Situation

The property is prominently situated between the west side of High Street and the east side of pedestrianised Harpur Street. The Shopping Centre and the town's principal retail and leisure facilities are nearby, with surrounding occupiers including Boots, Superdrug, Poundland, WHSmith, Costa Coffee and many national and local retailers.

Tenure

Freehold.

EPC

Please refer to Legal Pack.

Description

The property comprises a substantial covered shopping arcade comprising some 44 units providing a mix of food & beverage, retail, leisure and office arranged around a central pedestrianised thoroughfare connecting High Street to Harpur Street with shops and a prominent entrance fronting both streets.

VAT

VAT is applicable to this lot.

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review (Reversion)	Tenant Option to Determine
2 The Arcade	Ground	Retail	61.34	(660)	CEE LOUISS LIMITED (CRN: 16505902)	10 years from 29/07/2025	£11,500	29/07/2028 (28/07/2035)	29/07/2028
3 & 4 The Arcade	Ground First	Retail Consulting rooms	71.84 61.71	(773) (664)	S DONNE (BEDFORD) LTD (CRN 02649354) T/A Donne and Browning Opticians	7 years from 29/09/2022	£24,000	(28/09/2029)	29/09/2026
5A The Arcade	Ground	Retail	31.84	(342)	INDIVIDUAL T/A The Golden Stitch	5 years from 16/12/2024	£8,000	16/12/2027 (15/12/2029)	16/12/2027
5B The Arcade	Ground	Retail	32.09	(345)	INDIVIDUAL. T/A Lavender Moss	5 years from 08/07/2024	£8,000	(07/07/2029)	07/07/2026 Not exercised (2)
6 The Arcade	First	Retail/Ancillary	39.20	(421)	INDIVIDUAL. T/A Kristina Jayne Makeup and Beauty	3 years from 02/12/2025	£7,000	(01/12/2028)	02/12/2027
7 The Arcade	First	Retail	79.93	(860)	INDIVIDUAL. T/A Seven Magpies Tattoos	5 years from 02/04/2023	£10,000	(01/04/2028)	-
8 The Arcade	Ground	Retail	59.89	(644)	PLANET (BOUTIQUE) CLOTHINIG 93 LTD (CRN: 07471510) T/A Planet Clothing	6 years from 25/03/2020	£10,500	(24/03/2026) (5)	-
8A The Arcade	Ground	Retail	22.29	(205)	THE BROW CLUB LTD (CRN: 12170389)	Heads of Terms agreed for a new 3 year lease. (6)	£6,500	(2029)	-
9 The Arcade	Ground	Retail	66.19	(712)	INDIVIDUAL. T/A Slide Records	10 years from 21/08/2017	£14,100	(20/08/2027)	-
10 The Arcade	Ground	Retail	80.77	(869)	MACMILLAN HAIRDRESSING LTD (CRN 07140389)	5 years from 15/06/2024	£14,300	(14/06/2029)	Rolling Option between 15/12/20225 and 16/06/2027(3)
10A The Arcade	Ground	Retail	22.04	(237)	INDIVIDUAL. T/A Level Up Beauty	5 years from 09/09/2024	£6,250	09/09/2027 (08/09/2029)	09/09/2027
11 The Arcade	Ground First	Retail Ancillary	34.00 27.30	(365) (293)	LISA HUNT ASSOCIATES LTD (GRN 08357105) T/A Arcadia Sweet Shop	10 years from 30/07/2024	£12,000	30/07/2029 (29/07/2034)	-
12 The Arcade	Ground First	Retail Ancillary	40.85 54.20	(439) (583)	MARVELLOUS MINDS TUITION COMPANY LTD (CRN: 11966646) T/A Marvellous	5 years from 16/09/2024	£19,750	(15/09/2029)	-
13 The Arcade	Ground	Retail	34.45	(370)	INDIVIDUALS. T/A Pasq The Barber	7 years from 28/10/2024	£8,750	28/10/2027 (27/10/2031)	28/10/2027

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14 and 15 The Arcade	Ground	Retail	72.65	(781)	IMPAKT HOUSING & SUPPORT LTD (CRN: 02337961)	4 years from 01/01/2026	£16,000	(31/12/2030)	-
16 The Arcade	First	Ancillary	50.00	(538)	IMPAKT HOUSING & SUPPORT LTD (CRN: 02337961)	4 years from 01/01/2026	£3,000	(31/12/2030)	-
The Store Room	Ground/First	Ancillary	35.09	(377)	IMPAKT HOUSING & SUPPORT LTD (CRN: 02337961)	5 years from 03/06/2024	£10,000	03/06/2026 (02/03/2029)	03/06/2027
16 The Arcade	Ground	Retail	40.47	(435)	RS KITCHENS DESIGN STUDIO LTD (CRN 12525553)	3 years from 14/01/2025	£9,500	14/01/2027 (13/01/2028)	-
18 The Arcade	Ground First	Retail Retail	34.49 35.44	(371) (381)	INDIVIDUALS. T/A Urban Fox	5 years from 01/11/2024	£9,000	01/11/2027 (31/10/2029)	01/11/2027
19 The Arcade with Frontage Display Windows	Ground First	Retail Ancillary	22.11 28.92	(237) (311)	INDIVIDUAL. T/A Charisma Gift Shop	6 years from 01/09/2023	£7,800	31/08/2026 (31/08/2029)	31/08/2028
20 The Arcade	Ground	Retail	10.79	(116)	ROBIN BARBERS LTD (CRN: 17027278)	Heads of Terms agreed for a new 3 year lease. (7)	£4,500	(2029)	-
1 & 2 Market Hall	Ground First	Retail Ancillary	80.60 64.34	(867) (692)	INDIVIDUAL. T/A Gallones	5 years from 25/11/2025	£18,000	(24/11/2030)	-
3 Market Hall	Ground First	Retail Retail	37.40 26.00	(402) (279)	INDIVIDUAL. T/A Leonard Hair	6 years from 30/04/2022	£11,000	(29/04/2028)	30/04/2026 Not exercised (2)
4 Market Hall	Ground First	Retail Ancillary	33.23 25.01	(357) (269)	INDIVIDUAL T/A POP Studio (3)	3 years from 19/05/2023	£5,000	(18/05/2026) (4)	-
5 Market Hall	Ground First	Retail Ancillary	38.36 32.51	(412) (349)	TECHNICAL STUDIO SERVICES LTD (CRN 08844376) T/A The Card Market	5 years from 17/11/2023	£10,500	17/11/2025 (16/11/2028)	-
5A and 5D Market Hall	Ground First	Retail First	32.00 121.87	(426) (1,311)	CHARLES WALKER ASSOCIATES (BEDS) LTD (CRN: 12675403)	10 years from 02/05/2023	£18,000	02/05/2028 (30/04/2033)	30/04/2030
5B Market Hall	Ground	Retail	15.08	(162)	INDIVIDUAL. T/A K's Hair	3 years from 13/05/2024	£5,000	(12/05/2027)	-
5C Market Hall	Ground	Retail	21.04	(226)	INDIVIDUALS. T/A Deb's Cake and Chocolate Treats	5 years from 25/09/2025	£5,650	25/09/2028 (24/09/2030)	24/09/2028
6 Market Hall	Ground First	Retail Ancillary	41.50 37.40	(446) (402)	FOOTCARE4EVA LTD (CRN: 12229483)	5 years from 02/12/2024	£13,000	(01/12/2029)	01/12/2027

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7 Market Hall	Ground First	Retail Ancillary	45.60 29.60	(490) (318)	INDIVIDUAL T/A Pumpnickel Health Food	10 years from 16/03/2026 (8)	£11,500	(15/03/2036)	-
8 Market Hall	Ground	Retail	85.32	(918)	IMAKUL8 BODY SCULPTING LTD (CRN: 16713084)	15 years from 02/01/2026	£16,000 (9)	02/01/2031 (01/01/2041)	02/01/2031
9 Market Hall	Ground	Retail	69.80	(751)	MOSS AND IVY FLORISTS LTD (CRN: 16908083)	5 years from 21/01/2026	£14,000	21/01/2029 (20/01/2031)	20/01/2029
10B Market Hall	Ground	Office	72.30	(778)	CORR RECRUITMENT LTD (CRN: 05679838)	3 years from 04/01/2026	£7,350	(04/01/2029)	04/01/2028
17 Harpur Street	Ground	Retail	58.09	(625)	INDIVIDUALS. T/A Vapers Juice	10 years from 14/06/2019	£15,000	14/06/2024 (13/06/2029)	-
19 Harpur Street	Ground	Retail	46.84	(504)	FM & FD LTD (CRN: 13876473) T/A Yoochat	10 years from 08/08/2022	£13,000	(07/08/2032)	-
21 Harpur Street	Ground First	Retail Ancillary	79.00 45.35	(850) (488)	TOPS PIZZA LTD (CRN 02229782)	15 years from 10/02/2023	£20,000	09/02/2028 (09/02/2038)	09/02/2033
68 High Street	Ground Basement	Retail Ancillary	116.02 29.83	(1,248) (321)	REAL BEDFORD COFFEE LIMITED (CRN: 15724906)	20 years from 09/12/2024	£12,000	09/09/2026 (08/12/2044)	09/12/2034
3-20 The Arcade	Ground	Locker Boxes	0.09	(1)	AMAZON UK SERVICES LTD (CRN: 03223028)	Occupied under a Rolling Licence agreement	£1,920	-	-
Northern Wall/Lower Arcade	Ground	Display Cabinets	0.09	(1)	INDIVIDUALS	61 years from 24/06/1965	£0.01	(23/06/2026)	-
Northside A	Ground	Display Cabinets	1.00	(10)	FIREBALL RALLY LTD (CRN: 08736068)	Occupied under a Rolling Licence agreement	£480	-	-
Northside B	Ground	Display Cabinets	1.00	(10)	INDIVIDUAL	Occupied under a Rolling Licence agreement	£240	-	-
9A,B Market Hall 17 The Arcade 68 High Street	First Ground/First Basement	Office Retail/Ancillary Ancillary	82.69 69.71 291.91	(890) (750) (3,141)	VACANT POSSESSION			-	
Total Approximate Floor Area			2,968.22	(31,938) (1)			£418,090.01		

(1) The commercial floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk) with the exception of 2 The Arcade, 3 & 4 and 7 The Arcade, 8, 9 and 10B Market Hall, 17 and 21 Harpur Street and Northern Wall/Lower Arcade & 3-20 The Arcade which have been provided by the Vendor.

(2) The Tenant has not exercised their option to determine the Lease.

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- (3) As to 10 The Arcade, the Lease provides for a Tenant option to determine the Lease between 15/12/2025 and 16/06/2027 upon serving 6 months' written notice.
- (4) As to 4 Market Hall, Heads of Terms have been agreed for a new Lease for a term of 3 years from 19/05/2026 at £5,000 p.a.x. with the mutual rolling option to determine the lease upon serving 6 months' written notice.
- (5) As to unit 8 The Arcade, the tenant has stated that they will not be renewing the lease, however the tenant is in discussions with the Seller to remain in the property for a short term to sell down stock.
- (6) As to 8a The Arcade, heads of terms have been agreed and is in solicitors hands for a new lease for term of 3 years at a rent reserved of £6,500 per annum exclusive.
- (7) As to 20 The Arcade, heads of terms have been agreed and is in solicitors hands for a new lease for term of 3 years at a rent reserved of £4,500 per annum exclusive.
- (8) As to 7 Market Hall, The tenant is currently occupying the property subject to the existing lease from 16/03/2016 until 15/03/2026 at a current rent reserved of £11,500pax. Heads of Terms have been agreed for a new Lease for a term of 10 years from 17/03/2026 at a rent reserved £12,000 p.a.x. with a tenant option to determine the lease on the 5th anniversary of the term subject to serving not less than 6 months prior written notice. The new lease has not yet been documented.
- (As to 8 market Hall, the lease is provide for a rent free period until June 2026.

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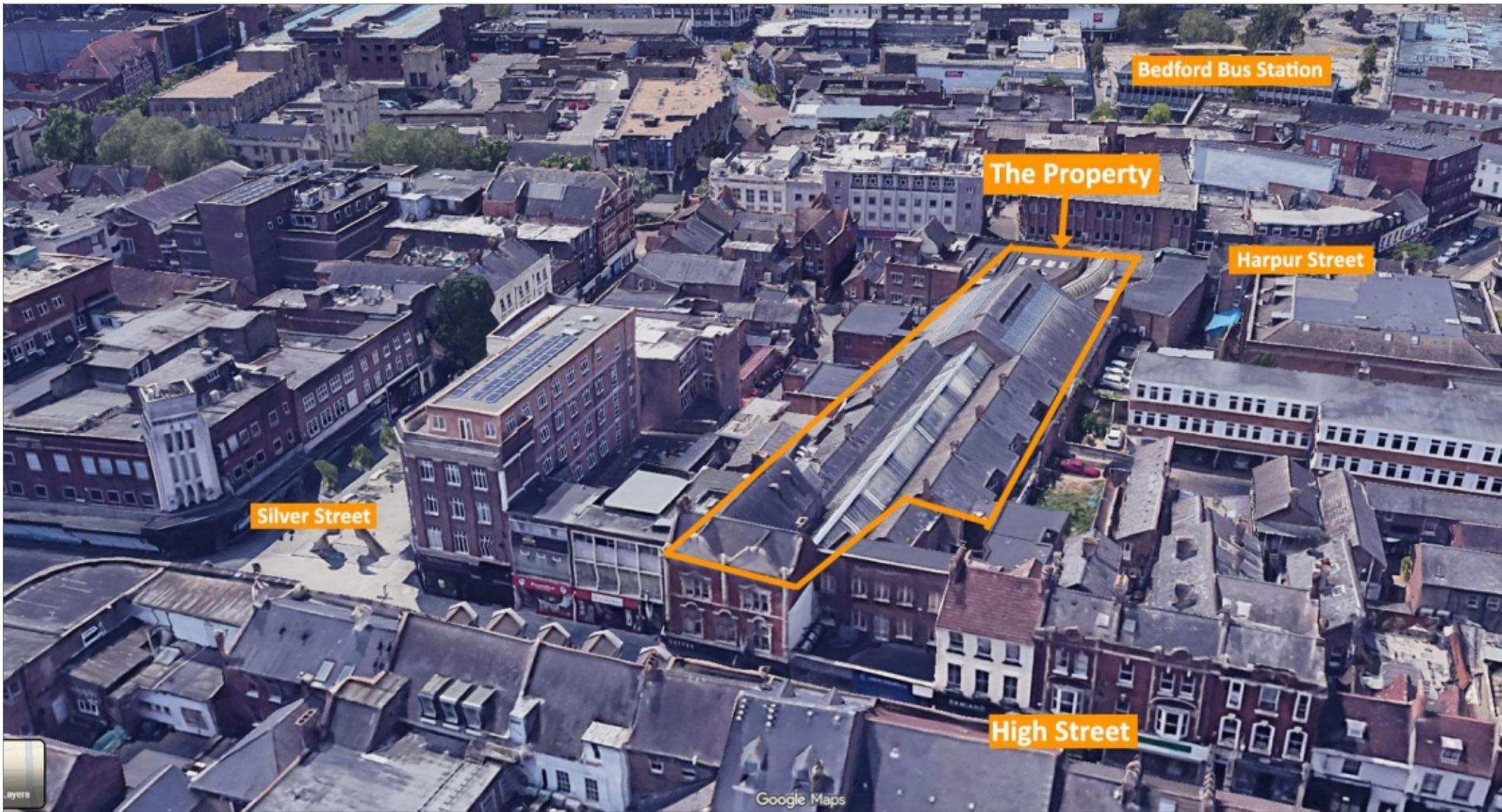
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2024