



# To Let - Retail Premises

**17 Greyfriars, Bedford, Bedfordshire, MK40 1HJ**



## Description

The accommodation provides a large ground floor sales area with a counter and a kitchen and toilet facilities at the rear of the shop. At first floor level there is a function room and storage area, with additional storage and toilet facilities on the second floor. There is a rear yard that can be used as a parking space and also gives rear access to the premises.

## Location

Greyfriars is an established shopping parade situated to the west of the town centre, close to Bedford bus station.

## Permitted Use

The premises have consent for A3 use under the Use Classes Order (2005) and any uses within this use class would be considered.

Prospective tenants are advised to contact the local planning authority on 01234 718068 if they have any specific queries.

## Accommodation

Area	Sq M	Sq Ft
Net internal area	160.89	1,731.84
Ground Floor Sales Room & Storage	106.67	1,148.25
First Floor Storage Area	20.94	225.50
Second Floor Storage Area	21.88	235.61

# 17 Greyfriars, Bedford, Bedfordshire, MK40 1HJ

## Lease Terms

The premises are available at a rent of £15,500 per annum. Alternative flexible lease terms may be available.

- 9 year term with 3 year rent review to market rent
- VAT is currently not charged on the rent but the Council reserves the right to do so during the term of the lease
- Each party will be responsible for their own legal costs. Tenant will also make a contribution to the Legal costs of £400 in connection to the new lease
- Tenant responsible for all repairs and cost of building insurance
- Tenant will pay towards surveyors fees of £300
- Service charge if applicable

## Rent and other Charges

Lease Type	Annual Rent	Monthly Rent	Business Rates 2023-2024	Service Charge	Total Annual Costs
Standard Lease	£15,500	£1,291.67	£6,362.25*	N/A	£21,862.25*

\*Tenants may be eligible for small business rate relief dependent on the individual's business circumstances. For further information please contact Local Taxation on 01234 718097.

## Services

Mains Water, Electricity and Gas are available (Prospective tenants should make their own enquiries regarding connection)

## The Code for Leasing Business Premises 2020

Bedford Borough Council has adopted the Code for Leasing Business Premises in England and Wales 2020.

For further information please contact us or go to [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

## Viewing

For further details or to arrange a viewing please contact Property on:

Tel: 01234 276895  
Email: [property@bedford.gov.uk](mailto:property@bedford.gov.uk)  
Address: Borough Hall  
Cauldwell Street  
Bedford  
MK42 9AP

## Commercial Landlords Accreditation Scheme

Bedford Borough Council is a member of the Commercial Landlords Accreditation Scheme (CLAS). This is a self-regulatory scheme that promotes good practice in the commercial property industry. For further information please contact us or visit [www.clascheme.org.uk](http://www.clascheme.org.uk).

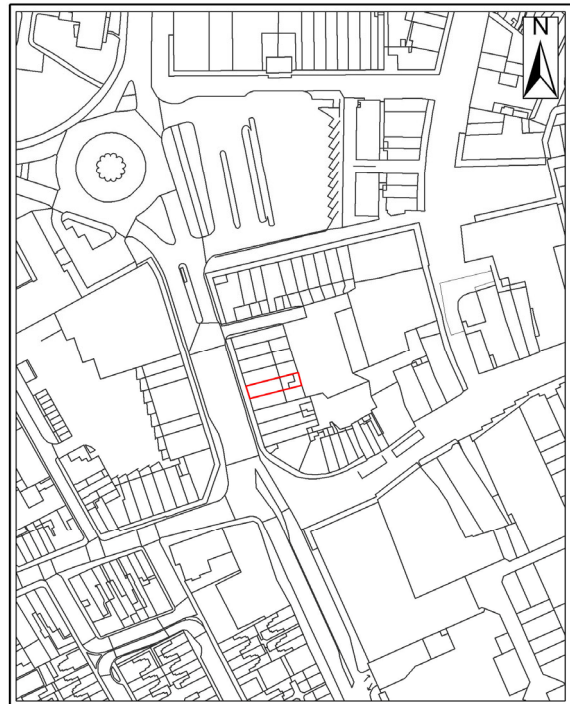
## Internal Photos

Photos to follow.

## Location Plan



## Site Plan



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100023275 2023

# 17 Greyfriars, Bedford, Bedfordshire, MK40 1HJ

## Energy Performance Certificate Non-Domestic Building



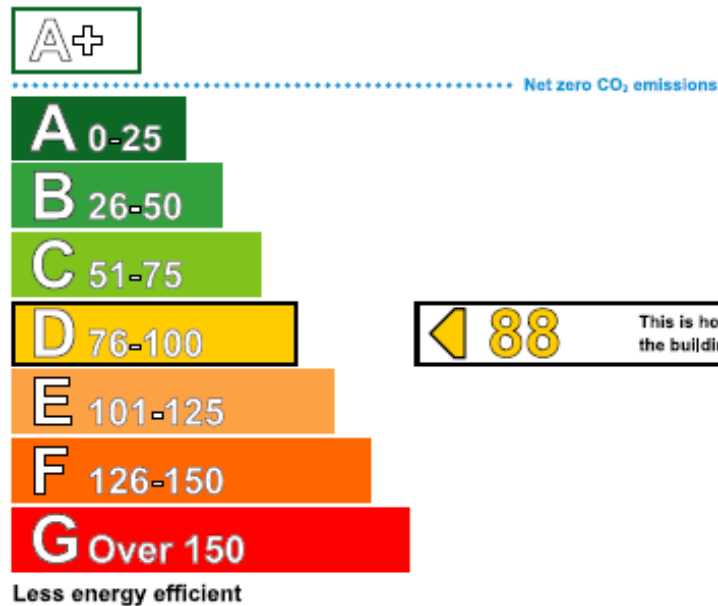
17, Greyfriars  
BEDFORD  
MK40 1HJ

**Certificate Reference Number:**  
0460-0338-8009-1298-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	194
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	76.36
Primary energy use (kWh/m <sup>2</sup> per year):	451.68

### Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
76	If typical of the existing stock

MISREPRESENTATION Bedford Borough Council give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Bedford Borough Council. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intending Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. Bedford Borough Council has no authority to make or give, any representation or warranty in relation to this property. Particulars produced on 21/09/2023